5. CONSERVING AND ENHANCING EXMOOR

EXMOOR'S LANDSCAPE

Objective 1: *To conserve and enhance Exmoor's landscapes as living working landscapes that remain predominately free from intrusive developments, maintain a sense of tranquillity and protect Exmoor's dark skies.*

Objective 2: *To ensure that Exmoor's moorlands remain open, remote and relatively wild in character; that views are preserved, and strategically important areas of former moor and heath are managed in a way that restores their wilder landscape character.*

PURPOSE OF THE POLICIES

5.1. Policy CE-S1 sets out the approach to ensure that the natural beauty of Exmoor National Park is conserved and enhanced while CE-D1 seeks to safeguard the National Park's Dark Sky Reserve status and reduce light pollution.

INTERNATIONAL AND NATIONAL POLICY CONTEXT

5.2. 'The European Landscape Convention (ELC)[62] defines landscape as "*an area, as perceived by people, whose character is the result of natural and/or human factors*". One of the key aims of the ELC is to integrate landscape into planning policy, recognising that landscape is a fundamental component of people's surroundings.

5.3. National policy[63] emphasises the need to give great weight to conserving and enhancing and scenic beauty, of National Parks[64]. The character of the undeveloped coast should also be maintained to protect and enhance its distinctive landscape particularly in areas defined as Heritage Coast[65] (see also CC-D2 Coastal Development). Policies should also protect areas of tranquillity and intrinsically dark skies.

5.4. The National Parks Circular recognises the significance of the living, working landscapes of the National Parks and that these unique and beautiful landscapes have been influenced over centuries by land management activities such as farming and forestry. The protection and enhancement of the landscape and dark skies are central to developing the local economy and sustaining communities whilst the diversity of the landscape character is defines the quality and distinctiveness of the place. The ELC principles are particularly promoted in addressing planning and management of National Parks.

CONTEXT

5.5. The panoramic views, skylines and valued dark night sky within the Exmoor National Park and the wild, remote and tranquil character of the open moorland, woodland and the undeveloped coast are important landscape qualities that are valued by local communities and visitors alike. Exmoor's natural beauty and landscape are fundamental reasons for its National Park designation. Ensuring that the quality of the landscape is conserved and enhanced has positive implications for the local economy – particularly tourism. The relatively low level and small-scale nature of development within the National Park has limited pressure on the landscape which helps to maintain its overall character.

LANDSCAPE CHARACTER ASSESSMENT

5.6. Landscape Character Assessment (LCA) is embedded in the spatial planning process because it is central to the wider appreciation and understanding of landscapes and connection between people and place. Local planning authorities can utilise LCAs to inform policy and decisions regarding the location and design of development and the capacity of the landscape to accept change; with the aim of reinforcing local distinctiveness.

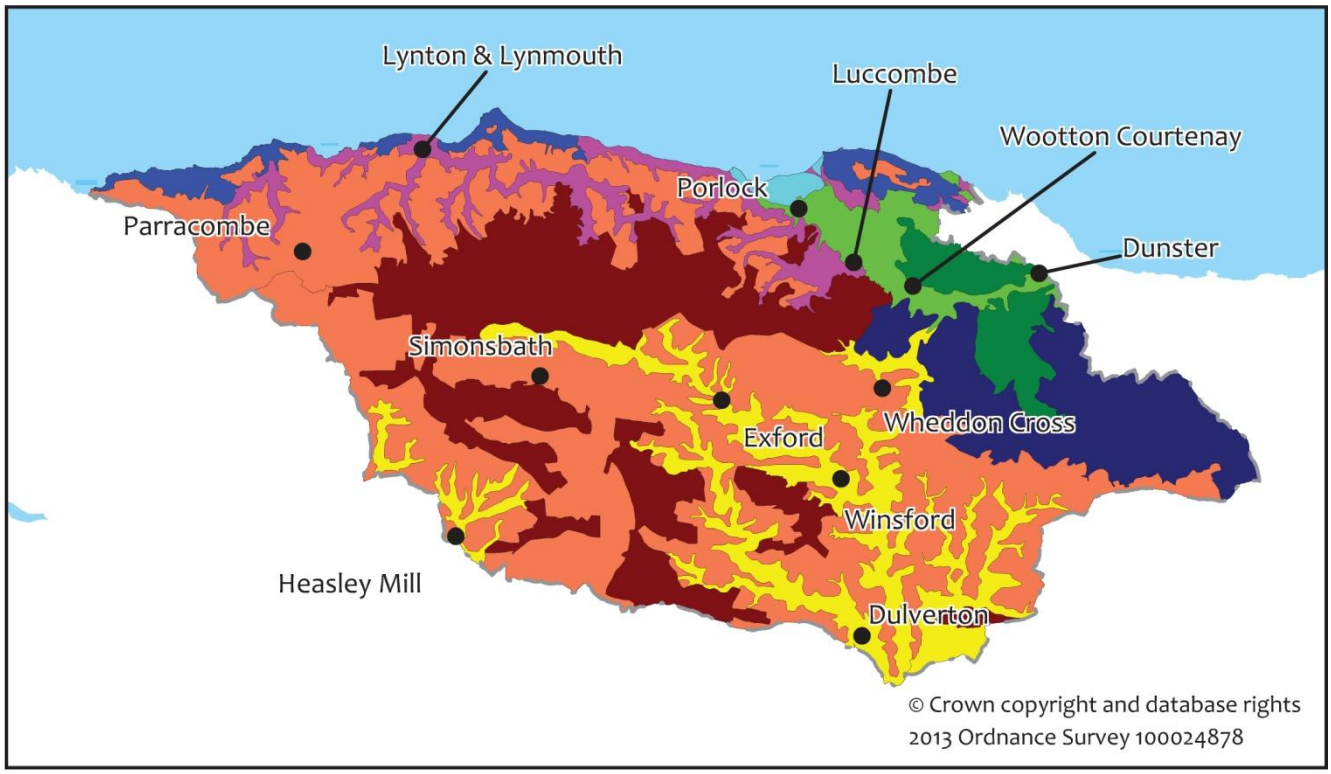
[62] The UK ratified the European Landscape Convention (ELC) in 2006
[63] National Planning Policy Framework (NPPF) 2012 Department for Communities and Local Government (DCLG)
[64] Para 115 NPPF 2012 DCLG
[65] Para 114 NPPF 2012 DCLG

5.7. The Exmoor National Park Landscape Character Assessment provides an evaluation of the Exmoor's landscape character areas and types to provide a robust landscape framework which can be used for key spatial policy and strategy areas. The LCA identifies current key and secondary issues that are recognised as having (or likely to have) detrimental impact on the landscape, and associated objectives which would benefit visual amenity and condition, thus improving landscape character.

5.8. The process of landscape characterisation on Exmoor has identified 9 separate character types and 26 character areas within those types – see map 5.1 below.

LANDSCAPE CHARACTER TYPES

A: High Coastal Heaths
B. High Wooded Coast, Combes and Cleaves
C. Low Farmed Coast and Marsh
D. Open Moorland
E. Farmed and Settled Vale
F: Enclosed Farmed Hills with Commons
G: Incised Wooded Valleys
H: Plantation (with heathland) Hills
I: Wooded and Farmed Hills with Combes



Landscape Character Types

Settlement
Enclosed Farmed Hills with Commons
Farmed and Settled Vale
High Coastal Heaths
High Wooded Coasts, Combes and Cleaves
Incised Wooded Valleys
Low Farmed Coast and Marsh
Open Moorland
Plantations (with Heathland) Hills
Wooded and Farmed Hills with Valleys

Map 5.1 Landscape Character Types

5.9. The appraisal of the landscape character types and areas exhibits a significant variety of landscape scene within a relatively small area – this diversity of landscape informs Exmoor's character. However, due to the relatively limited extent of the National Park, these landscapes can be sensitive to change, including development affecting the setting of the National Park. The Exmoor Landscape Action Plan[66] takes forward recommendations from the LCA for each landscape character type, and identifies overarching quality objectives and specific actions for each of the landscape issues.

[66] The Exmoor Landscape Action Plan 2011

5.10. The National Park forms almost 50% of the National Character Area of Exmoor[67]. The 2012 update of this National Character Area highlights four statements of environmental opportunities that relate to landscape and wider environmental and cultural qualities of the area. Specific aspects of these opportunities include protecting, managing and enhancing the highly distinctive and diverse landscape including large areas of open 'wild' moorland, Atlantic coast, and deep wooded combes, and reinforcing the distinctive character of the mixed farmed landscape. Extreme tranquillity and dark skies are particularly identified as inspirational qualities of the area.

LANDSCAPE RESILIENCE

5.11. The landscape character approach to future development and land use change will help to create resilience to ensure that landscapes are effective at mitigating and/or adapting to the effects of climate change (CC-S1 Climate Change Mitigation and Adaptation). Opportunities to create landscape resilience can provide additional benefits for biodiversity, the economy, recreation and tourism through appropriate management, restoration, and expansion of landscapes and habitats to other ecological networks.

5.12. Forests and woodlands are considered to be significant in achieving a resilient and coherent ecological network across England. The National Park Circular (2010) and Natural Environment White Paper[68] aim for an increase in the area of woodland in National Parks and England as a whole, better management of existing woodlands and a renewed commitment to conserving and restoring ancient woodlands. **New and existing** woodlands can provide wildlife habitats, green space for people to use and enjoy (CE-S3 Green Infrastructure), help to mitigate and adapt to the future changing climate (CC-S1 Climate Change Mitigation and Adaptation) through carbon sequestration and renewable source of wood fuel, as well as a providing a supply of local timber (CE-S7 Design & Sustainable Construction Principles).

5.13. Other opportunities for carbon sinks (using natural carbon stores) other than planting woodland, include managing and restoring moorland and in particular areas of blanket bog or mire[69]. A significant area of moorland has already been rewetted through blocking ditches with dams made from bales of natural moorland vegetation, wood and peat and further damaged peatland sites require assessment and negotiations with landowners before restoration can take place [70].

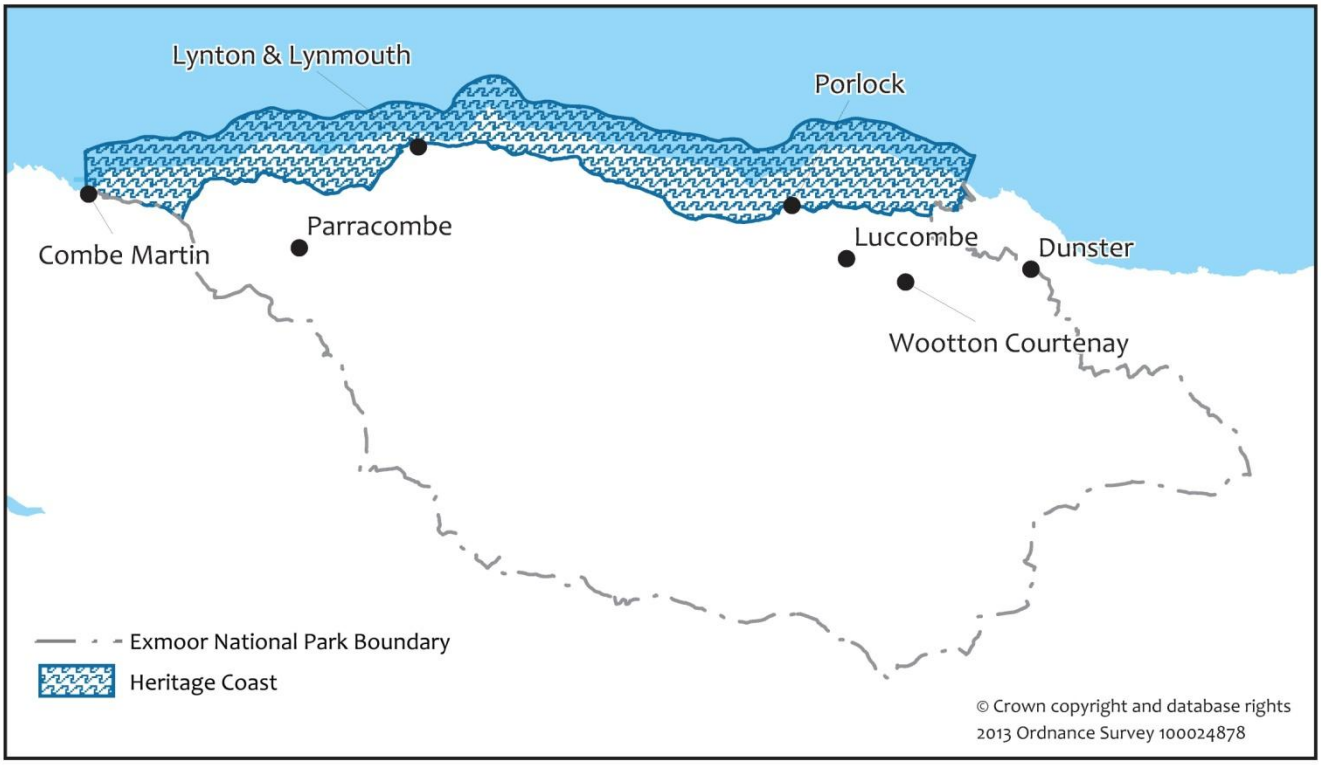
SIGNIFICANT LANDSCAPE & SEASCAPE ATTRIBUTES

5.14. Within the National Park, including areas with particular landscape and seascape attributes, there is a strong presumption in favour of the conservation and enhancement of their natural beauty and contribution to overall landscape and seascape character

5.15. **Section 3 Land**: Section 3 of the Wildlife and Countryside (Amendment) Act 1985 requires National Park Authorities to prepare a map of any areas of "mountain, moor, heath, woodland, down, cliff or foreshore" where these areas are considered particularly important to protect. The three main categories of Section 3 Land are defined on the 1990 Section 3 Conservation Map and identified on the Proposals Map as: moor and heath, woodland, and cliff and foreshore. Some Section 3 land will have additional designations in recognition of its biodiversity importance at both an international and national level.

5.16. **Seascape and Heritage Coast:** Seascape is defined as '*landscapes with views of the coast or seas, and coasts and the adjacent marine environment with cultural, historical and archaeological links with each other*'[71].Exmoor has some of the most scenic, unspoilt stretches of coastline in England, that is also considered as part of its spectacular seascape. Many areas of high coastal heath and woodland are in as natural a condition as possible and are important areas for wildlife. The whole coastline was defined as Heritage Coast in 1991 (see Map 5.2). The national purposes of Heritage Coasts are compatible with the statutory purposes for National Parks and also reflect the socio-economic duty.

[67] National Character Area profile 145. Exmoor (August 2012) – Natural England
[68] The Natural Choice: securing the value of nature – Defra 2010
[69] http://www.exmoor-nationalpark.gov.uk/environment/moorland/mire-project
[70] The Mires on the Moors Project is a landscape scale project based on a partnership approach to restore areas of upland blanket bogs and mires on Exmoor and Dartmoor. The project will continue to help to re-establish natural flows of streams and rivers, improve their ecology and increase the resilience of the ecosystem to the effects of climate change – building on the success of the Exmoor Mires Project
[71] UK Marine Policy Statement March 2011



Map 5.2 Exmoor National Park Heritage Coast

5.17. Currently there is no statutory protection for the offshore areas from Exmoor's coastline; however recommendations made to Defra for Marine Conservation Zones (MCZs) include Bideford to Foreland Point[72]. The Secretary of State for the environment will have the final decision on the designation of MCZs – these together with other marine protected areas will make up an ecological network to achieve good environmental status. Marine Plans will help integrate marine and land planning, contributing to vibrant coastal communities and consideration of cultural heritage, seascape and local environmental quality[73]. The Authority supports the formation of marine protected areas (including MCZs) and will work with the marine planning authority to ensure that Exmoor's high quality seascape is maintained.

5.18. **The Landscape Setting of Exmoor's Settlements**: The setting of Exmoor's towns and villages is a significant aspect of their overall character and form. A Landscape Sensitivity Study has been undertaken for settlements within the National Park to provide an assessment of the capacity of settlements to accommodate small-scale housing development within or adjoining the existing settlement whilst conserving landscape character. This study has taken into account the landscape value and sensitivity of each settlement in its wider setting to provide an informed judgement in relation to future capacity (Section 11 Exmoor's Settlements).

5.19. **Historic Field Patterns & Boundary Features**: The historic environment is an important component of landscape character (CE-S4 Cultural Heritage) as defined by human activity. Key components of the historic landscape character of Exmoor are the sunken lanes and intricate field patterns that surround many small hamlets and villages. Hedgerows are important features of narrow rural roads, lanes and some rights of way – channelling and framing views of the wider landscape; often with significant trees (standards) which are a strong feature of many hedges and a key aspect of their character. Exmoor has around 4000km of hedgerows and boundary features. Hedgerows, particularly the ancient mixed species hedge banks and the typical beech hedge banks on the farmed hills and vale of Exmoor, are a significant landscape characteristic[74] and form a strong landscape pattern. Hedgerows denote the irregular pattern of field enclosure during the 18th – 21st centuries, whilst some of the boundaries on higher ground are bounded by stone-faced beech

[72] Finding Sanctuary: Final Report and Recommendations 7 September 2011
[73] Para 2.5.7 UK Marine Policy Statement 2011
[74] Exmoor National Park Landscape Character Assessment 2007 - see Guidance Note: http://www.planningportal.gov.uk/uploads/1app/guidance/guidance_note-hedgerow_removal_notice.pdf

hedgebanks, with dry stonewalling across more open areas. The built character of many settlements in the National Park is enhanced by boundary treatments such as traditional stone walling, the style of which varies according to the type of local stone available.

5.20. Important hedgerows (as defined by the Hedgerow Regulations)[75] are generally protected so they cannot usually be removed or breached without consulting the planning authority. Agri-environment schemes have also contributed towards the long term management of hedgerows across the National Park. Development should conserve boundary features which contribute to landscape character, and utilise such features to ameliorate and enhance any landscape works as part of the proposal.

5.21. **Important Trees, Tree Groups & Orchards**: Trees and woodland are significant features of the Exmoor landscape, and one of the most valued aspects of the National Park. Most woodland areas have a range of protection measures through designations as Special Areas of Conservation, Sites of Special Scientific Interest, County Wildlife Sites (CE-S2 Biodiversity) or Section 3 woodland. Development proposals that may affect important trees or tree groups should have regard to the British Standards Institute publication BS5837:2005 Trees in relation to construction[76].

5.22. Veteran trees, orchards, parklands, copses and individual trees are distinctive landscape features in their own right and are often important habitats. Over 1600 veteran trees have been recorded on Exmoor, and proposals for development or change of land use should ensure that no harm is caused to these trees. Veteran trees are often found in more formally designed parkland and wood pasture landscapes, although they are also found throughout the countryside.

5.23. Some individual trees and tree groups are formally protected by Tree Preservation Orders (TPOs) or if they are located within a Conservation Area. Any proposed works to trees protected by TPOs usually require consent from the planning authority, whilst six weeks prior notice is required for works to trees within a Conservation Area to enable the Authority to consider whether a TPO should be made[77]. TPOs can be made by the Authority where it is considered that there are threats to individual trees, groups of trees or woodlands which are considered to be in the interests of amenity.

5.24. Traditional orchards are a landscape feature of lower farmland areas within the National Park, particularly within the Vale of Porlock. Many orchards and remnants of orchards are associated with settlements and farmsteads, which reflect their past significance to the local economy – they are therefore not only important landscape features, but also their cultural interest and contribution to local amenity and biodiversity. A comprehensive orchard review has been undertaken to identify and assess the importance of orchards in the landscape. This evidence has informed the areas of orchard defined on the Proposals Map which will be protected from development proposals that would impact on their landscape value.

5.25. **Rivers and River Corridors**: Rivers and their corridors in the National Park are key characteristics of the Incised Wooded Valleys and High Wooded Coast, Combes and Cleaves landscape character areas. Flat, improved pastures define much of the floodplain area within river corridors, and in other areas the woodland descends to the river banks. Many of Exmoor's settlements are located in valley bottoms, at river crossings – where the river is a defining feature of the settlement character.

5.26. It is important that new development proposals take account of the impact on the character and natural processes of rivers and streams and where possible addresses the impact of concentrated recreational activity (RT-D10).

LANDSCAPE CONSIDERATIONS

5.27. Policy CE-S1 Landscape Character explains the approach to protecting and enhancing the natural beauty of Exmoor National Park through the integration of the Exmoor National Park Landscape Character Assessment[78] to give greater clarity for future development and land use change, with particular regard to protecting Exmoor's dark night sky.

[75] The Hedgerow Regulations 1997 - A Guide to the Law and Good Practice DEFRA
[76] www.bsigroup.co.uk
[77] Protected Trees: A guide to tree preservation procedures DCLG – April 2012
[78] Exmoor National Park Landscape Character Assessment 2007

5.28. Consultation[79] has highlighted the importance of protecting Exmoor's landscapes from intrusive development and the cumulative impact of man-made structures. Small-scale, incremental change can have a detrimental impact on landscape character; such as farm fragmentation, equestrian development and game bird rearing and shooting – the increase in these particular pressures and future pressures from further telecommunication infrastructure, renewable energy technologies and energy crops are trends causing concern on Exmoor, and in areas surrounding the National Park. The National Park Authority will work with partners and neighbouring authorities to ensure Exmoor's setting, including views into and out of the National Park are preserved and protected from intrusive development.

5.29. In terms of proposals for vertical structures (e.g. wind turbines, telecommunication masts etc) the important aspects are limiting the visibility of such structures in the landscape through visual integration such as grouping with surrounding features with strong vertical prominence, such as trees and existing buildings – the long term management of any planting which helps to screen and integrate these structures is essential. The surrounding landform is also significant to ensure that such structures do not break the skyline from sensitive view points such as access land and rights of way. The material specification, colour and other aesthetic qualities including design can help to minimise visibility (for further detail on these specific structures see policies CC-D4 Small Scale Wind Turbines and AC-D4 Radio and Mobile Telecommunications Infrastructure).

5.30. Equestrian development, such as exercise arenas, can also have significant landscape impact unless particular care is taken to ensure it is well related to existing buildings, well screened by existing features, and the level of excavation required is minimal. The colour of surfacing materials and design of boundary treatments also need to be carefully selected to minimise the visual impact of such equestrian facilities (see RT-D11 Equestrian Development).

5.31. The Authority has liaised with both highway authorities (Devon and Somerset County Councils) to develop a more sensitive approach to signage and road management on Exmoor (AC-S2 Transport Infrastructure). The Authority has also worked with infrastructure organisations to facilitate undergrounding of overhead power and telecommunication lines for certain areas. Funding is available to underground electricity lines in protected areas; this is a fund for the AONB's and National Parks in the South West and will focus on iconic sites. Exmoor has already benefitted from this fund through undergrounding schemes within the Dulverton conservation area, Hawkcombe and Porlock Marsh (AC-D5 Fixed Line Transmission Infrastructure).

[79] Your Future Exmoor (YFE) consultation events January – March 2010

CE-S1 – LANDSCAPE CHARACTER

1. **The high quality, diverse and distinct landscapes and seascape of Exmoor National Park will be conserved and enhanced through using a character-based approach.**
2. **Development proposals should be informed by, and complement the distinctive characteristics of the landscape character types and areas identified in the Exmoor National Park Landscape Character Assessment (LCA); taking into account the visual impact of the development in its immediate and wider setting. Proposals which are considered to be significant in terms of scale and/or impact should provide a professional landscape appraisal as part of the application submission.**
3. **Where there is opportunity, proposals should seek to conserve, enhance, and restore important landscapes and landscape features as identified in the LCA, including minimising existing visual detractions.**
4. **Where landscaping works are required, conditions will be attached to protect important landscape features and where appropriate to require replacement or additional features.**
   a) **Development proposals should also have regard to, and be appropriate in terms of impact with the conservation of significant landscape and seascape attributes including:**
   b) **The natural beauty of areas of moor, heath, woodland, cliff and foreshore – defined as Section 3 Land on the Proposals Map.**
   c) **Exmoor's Heritage Coast – defined on the Proposals Map.**
   d) **The landscape setting and capacity of Exmoor's settlements which contributes to local distinctiveness and sense of place.**
   e) **The 'dark night sky' experience which strongly influences landscape character and sense of tranquillity within the National Park (CE-D1).**
   f) **Historic field patterns of the characteristic farmed landscape and significant boundary features such as hedgerows and stone walls/banks.**
   g) **Important trees, tree groups and orchards - including those defined on the Proposals Map.**
   h) **Rivers and their corridors.**

PROTECTING EXMOOR'S DARK NIGHT SKY

PURPOSE OF THE POLICY

5.32. Policy CE-D1 sets out the approach to protecting the experience of tranquillity and Exmoor's landscape character by safeguarding the Dark Sky Reserve status of the National Park and seeking to reduce light pollution.

NATIONAL POLICY CONTEXT

5.33. National policy and the National Parks Circular[80] encourage local planning authorities to take account of environmental issues such as light pollution, and the need to limit and/or reduce the adverse impact of this source of pollution on local amenity, rural tranquillity and nature conservation. The Royal Commission on Environmental Pollution (RCEP) report[81] recommends that those responsible for the management of existing National Parks seek to eliminate unnecessary outdoor light and to better design and manage that which cannot be eliminated. National policy guidance[82] supports this and states that the impact of light pollution from artificial light should be limited where it affects local amenity, intrinsically dark landscapes and nature conservation – this signifies that the policy approach should reflect Exmoor's status as a National Park and International Dark Sky Reserve.

[80] English National Parks and The Broads: UK Government Vision and Circular 2010
[81] Artificial Light in the Environment – The Royal Commission on Environmental Pollution 2009
[82] NPPF 2012 DCLG

CONTEXT

EXMOOR NATIONAL PARK DARK SKY RESERVE

5.34. The remote, open landscapes of the moorland and lack of human habitation have helped to define a' core dark sky area' within the National Park as part of the Dark Sky Reserve, which Exmoor National Park was awarded in 2011. The Dark Sky Reserve status could provide an important boost to tourism, attracting visitors to experience Exmoor's dark night sky and inspiring interest in astronomy.

5.35. A critical buffer zone around this core area has also been established which only includes minor settlements. The identification of these areas has informed the Lighting Management Plan that specifies appropriate lighting methods and management within the National Park (see Map 5.3 Dark Sky Core Area and Core Buffer Zone).

LIGHT POLLUTION CONTEXT

5.36. The Royal Commission on Environmental Pollution (RCEP) describes light pollution as the experience of light in the wrong place or at the wrong time; both the timing of illumination and the actual level of light are important factors. Light pollution is an important and avoidable consequence of poor lighting design, often exacerbated by poor installation and maintenance. The RCEP report identifies a number of forms that light pollution can take from both diffuse and point sources:

a) **Glare:** The excessive contrast between bright and dark areas in the field of view.

b) **Light trespass:** Unwanted light, for example from adjacent properties and activities.

c) **Light clutter:** The excessive grouping of lights.

d) **Light profligacy:** Over-illumination which wastes energy and money.

e) **Sky glow:** A combination of reflected and refracted light from the atmosphere. A major effect of sky glow at night is to reduce contrast in the sky. This is the most pervasive form of light pollution and can affect areas many miles from the original light source.

5.37. Light pollution is also known to adversely impact on wildlife and their habitats which has been recognised by a number of research studies and reports. Since many species are already declining and are protected by legislation, this represents a further pressure on remaining populations.

5.38. Bats are an example of nocturnal mammals that are likely to be disturbed by the presence of external lighting and could be deterred from using established foraging areas[83]. The Lighting in the Countryside – Towards Good Practice[84] has identified in particular, security lighting or sports floodlighting on premises, and lighting alongside river corridors and in foraging areas or near other areas of open countryside may be seriously detrimental to these particular species.

5.39. The Night Blight Report[85] also raises further concerns regarding poor lighting design and unnecessary external illumination, such as the waste of energy and contribution to air pollution and climate change. Ensuring lighting is appropriate for its purpose and energy efficient, will also help to reduce carbon emissions and contribute to climate change mitigation.

5.40. Consultation[86] demonstrated a high level of support for reducing street lighting in terms of the number of street lights, and the time they are operational. A number of smaller settlements on Exmoor have no street lighting, the National Park Authority will continue to work with the highway authorities and local communities on proposals to manage and where possible reduce lighting within streets and car parks. Devon and Somerset County Councils are both implementing part-night lighting for the public road lighting networks in their respective areas. Part night-lighting has already been implemented in Parracombe, and several other communities have expressed an interest to follow suit. Street lighting will be turned off generally between midnight and 5.30am.

[83] Bats and Lighting in the UK - Bat Conservation Trust 2009

[84] Lighting in the Countryside: Towards Good Practice - Main document July 1997 DoE and Countryside Commission

[85] Campaign to Protect Rural England and the British Astronomical Association May 2003

[86] YFE consultation events January – March 2010

5.41. Other forms of light pollution arise from a number of sources including: illuminating buildings, light spill from internal lighting in agricultural and other non-residential buildings, security lighting, and flood-lit areas. Any necessary new lighting associated with new development can be managed through appropriate lighting technology and restrictions on the duration of use. Where light pollution already exists, the Authority will promote the use of the Lighting Management Plan to inform the public about ways to reduce energy and use lighting more effectively.

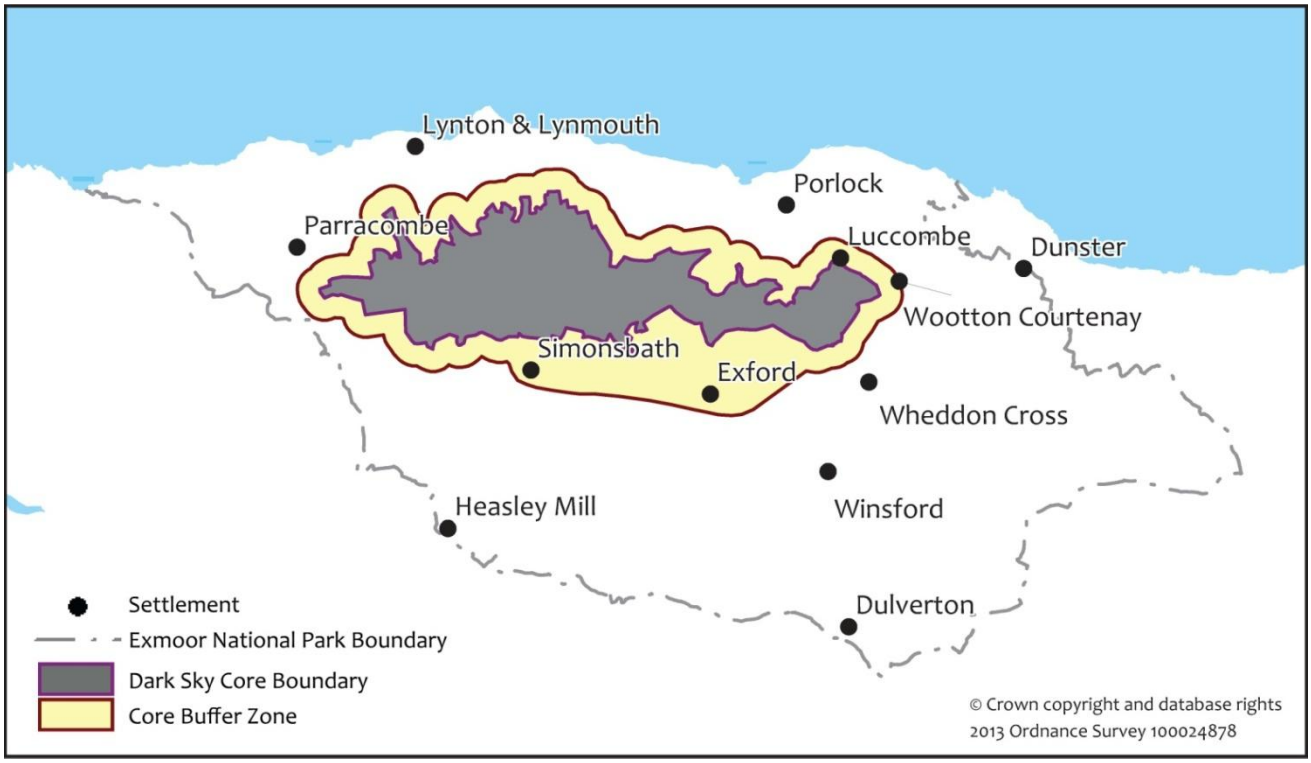
LIGHTING CONSIDERATIONS

5.42. Applicants will be expected, as part of their proposals, to set out any lighting proposals and demonstrate that they accord with best practice. Planning conditions will be attached to any approval to ensure that any lighting will be appropriately designed and managed to limit impacts on local amenity, landscape character, cultural heritage, and wildlife.

5.43. Policy CE-D1 refers to further detailed guidance in the Lighting Management Plan which provides technical advice to inform external lighting requirements for future development and seek to manage existing external lighting with building advice from the Institute of Lighting Professionals (ILP), and with the input of Devon County Council and Somerset County Council lighting professionals. Where external lighting cannot be managed through planning conditions, the Lighting Management Plan provides guidelines for property owners and organisations responsible for other forms of outdoor lighting. These include reducing the intensity of external lighting and specifications for shielding with hoods or reflectors.

5.44. Where external artificial illumination can be justified in terms of meeting Lifetime Homes standards, the Code for Sustainable Homes criteria, other safety requirements or improving accessibility to community facilities – it should meet the objectives of the policy and the requirements of the Lighting Management Plan.

Map 5.3 Dark Sky Core Area and Core Buffer Zone



CE-D1 PROTECTING EXMOOR'S DARK NIGHT SKY

1. **The tranquillity and dark sky experience of the National Park, and its status as an International Dark Sky Reserve, will be maintained and improved through seeking to reduce light spillage and eliminating all unnecessary forms of artificial outdoor lighting in the National Park by ensuring:**
    a) **The Dark Sky Core Area (as defined on the Proposals Map) is protected from permanent illumination.**
    b) **Strict controls on external lighting within the Dark Sky Critical Buffer Zone (as defined on the Proposals Map) and open countryside/areas of rural darkness including light spill from within non-residential buildings.**
    c) **Good lighting management and design throughout the National Park to reduce all forms of external light spillage, and avoiding adverse impacts on:**
        i) **the visual character of the landscape, seascape, cultural heritage and the built environment,**
        ii) **wildlife and habitats, and**
        iii) **local visual amenity and safety.**
2. **Development proposals that involve lighting will only be permitted where it can be demonstrated that they are required for safety, security or community reasons and where the details minimise light spillage; having regard to the Lighting Management Plan guidance.**

WILDLIFE AND GEOLOGICAL CONSERVATION

Objective 3: *To protect and enhance Exmoor's wildlife and habitats and seek to improve the diversity, extent, condition and connectivity of Exmoor's important and valued habitats.*
Objective 4: *To maintain or increase the populations of native wildlife species on Exmoor that are valued for their conservation status and local distinctiveness, and control and eradicates non-native species.*

PURPOSE OF THE POLICY

5.45. Policy CE-S2 sets out the approach to protecting and enhancing Exmoor's wildlife, habitats and geological diversity to improve their diversity, extent, condition and the network of habitats.

NATIONAL AND INTERNATIONAL CONTEXT

5.46. All public authorities, including Exmoor National Park Authority, have a biodiversity[87] duty which requires them to 'have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity.'[88] The UK's commitment to the conservation of biodiversity is delivered through the UK Biodiversity Action Plan[89] which identifies habitats and species of principal importance and targets action for particularly vulnerable habitats and species[90]. In 2010, over 190 countries reached a global agreement to take action to halt the loss of biodiversity[91] recognising the importance of wildlife and ecosystems for sustaining a healthy planet and for delivering essential benefits for people. Delivery of this commitment will be guided by the Biodiversity Strategy[92] which sets an ambition to halt overall loss of England's biodiversity by 2020 and to move to a position of net biodiversity gain in the longer term. The Government also published the Natural Environment White Paper[93] in response to the Lawton review[94], supporting a more integrated landscape-scale approach looking at habitats on a larger scale and creating more links and wildlife corridors between them. This will help nature to better withstand future pressures such as climate change and provide a wider context for conservation work. The Government's objective[95] is that planning should contribute to conserving and enhancing the natural and local environment, improving biodiversity[96] by minimising impacts on biodiversity and providing net gains for nature[97] and protecting geological conservation, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures[98]. Biodiversity is also of value to the local economy, in terms of the important habitats and wildlife that are appreciated by people living in and visiting the area, but also in terms of the ecosystem services they provide.

CONTEXT

EXMOOR'S BIODIVERSITY ASSETS

5.47. The Exmoor Biodiversity Action Plan[99] identifies important habitats and species on Exmoor, and is intended to "increase Exmoor's biodiversity, targeting those species and habitats most valued nationally and locally, by building partnerships with others and by promoting understanding and support for biodiversity and its conservation. It summarises the current status, of the habitat or species, factors affecting them, current action and objectives and targets. There are 6 habitats which are globally rare, and for which Exmoor has international

[87] Biodiversity means the variety of life on earth, and is used here to refer to the diversity of wildlife and habitats found on Exmoor
[88] Section 40 of the Natural Environment and Rural Communities Act 2006
[89] The UK Biodiversity Action Plan (BAP) 1994
[90] As required under the Countryside and Rights of Way (CROW) Act 2000
[91] Convention on Biological Diversity, COP Decision X/2, Strategic Plan for Biodiversity 2011-2020 (2010)
[92] Biodiversity 2020 – A Strategy for England's Wildlife and Ecosystem Services, DEFRA 2011
[93] The Natural Choice – Natural Environment White paper, June 2011
[94] Making Space for Nature: A Review of England's Wildlife Sites and Ecological Network (2010)
[95] NPPF 2012 DCLG
[96] Para 7 NPPF 2012 DCLG
[97] Para 9 Natural Environment White Paper quoted in NPPF 2012 DCLG
[98] Para 109 NPPF 2012
[99] Exmoor BAP (2001) ENPA

responsibilities, and another 9 habitats that are nationally important. Plantation forests and reservoirs are considered to be locally important.

Table 5.1 Exmoor's Important Habitats

International Importance	**National Importance**
Blanket Bog	Valley mire and springline communities
Upland Heathland	Marshy grassland (some types)
Lowland Heathland	Upland rivers and streams
Upland Oak Woodland	Sea cliffs and inland rock exposures
Parkland, Wood Pastures and Veteran Trees	Bracken and scrub
Marshy Grassland (some types)	Hedgerows
	Unimproved grassland
	Coastal Shingle and Grazing Marsh
	Ponds
	Traditional orchards
Local Importance	
Plantation forests	
Reservoirs	

5.48. There are many rare species on Exmoor and the BAP (Appendix 2) mentions 118 species as being 'important'. Many of these are associated with the moorlands, but there are also those that are more likely to be associated with development, including for example different types of bats. This includes species that are part of Exmoor's distinctiveness, such as red deer, and even some that are unique to Exmoor, such as three species of whitebeams, as well as species that are more widespread, but have been identified as requiring conservation at a national or international level e.g. Atlantic Salmon, dormouse and otter.

INTERNATIONALLY AND NATIONALLY DESIGNATED BIODIVERSITY ASSETS

5.49. Some of Exmoor's wildlife is given special consideration through a hierarchy of site designations which confer different levels of protection in recognition of their international, national or local importance. Special Areas of Conservation (SACs)[100] are designated to protect the distinctive wildlife which can be found in these specific habitats – these are Exmoor Heaths SAC and Exmoor and Quantock Oakwoods SAC. The combined areas of SACs cover around 12,600 ha of Exmoor. Legislation[101] restricts the granting of permission for development which is likely to significantly affect a SAC and which is not directly connected with or necessary to the management of the site for nature conservation. The environmental effects of any proposed development likely to have a significant effect on a SAC alone or in combination with other projects, will be subject to the most rigorous examination by the National Park Authority, as set out in the Habitats Regulations, and is subject to separate statutory procedures including Appropriate Assessment. National planning policy states that development likely to have a significant effect on sites protected under the Habitats Directives would not be sustainable under the terms of the presumption in favour of sustainable development[102].

5.50. Sites of Special Scientific Interest (SSSIs)[103] are designated by Natural England for their ecological or geological value. They form a national network of sites which represent the best examples of wildlife habitats, geological features and landforms in the country. Some SSSIs are also designated as National Nature Reserves (NNRs) due to their nature conservation or geological interest, and are intended to provide opportunities for the public to enjoy and experience these interests. The total area of the National Park designated by UK and European law to protect wildlife is over 19,300 ha (about 28% of the National Park).

5.51. Legislation[104] imposes a number of obligations and restrictions on owners, occupiers and public bodies regarding any activities that may affect SSSIs. Natural England has powers to

[100] EC Council Directive on the Conservation of Natural Habitats and Wild Fauna and Flora (92/43/EEC) 1992

[101] The Conservation (Natural Habitats, &c) Regulations, S.I. 1994 No. 2716

[102] Para 16 Draft NPPF 2012 DCLG

[103] Designated under the Wildlife and Countryside Act 1981

[104] Wildlife and Countryside Act 1981 as amended by the Countryside and Rights of Way Act 2000 and Natural Environment and Rural Communities (NERC) Act 2006

enter into management agreements for SSSIs, and must be notified regarding operations which may affect the site, and must also be consulted on planning applications and works which may impact on the site. Development proposals should conserve and respond to opportunities to enhance SSSIs through the planning system. Where a development proposal may adversely affect a SSSI, the applicant will be required to provide an assessment of the likely impacts of the proposal, and possible measures to avoid damaging effects. Some proposals will require an Environmental Impact Assessment under the EIA Regulations[105]. Development proposals likely to affect a SSSI will be subject to the most rigorous examination by the National Park Authority.

SPECIES PROTECTION

5.52. Within the National Park there are a number of rare, localised and characteristic plant and animal species, many of which are protected by legislation. Endangered species, protected by legislation[106], may be found in areas that do not receive special protection. The Exmoor BAP (Appendix 2) identifies species that are important on Exmoor. This includes some legally protected species, and those that have been identified as important or rare in a national context, or are locally important on Exmoor.

5.53. The Wildlife and Countryside Act prohibits the deliberate killing, injury or taking of species listed in Schedules 1, 5 and 8 or the destruction or obstruction of their habitats or places of shelter. The Habitats Directive requires the establishment of a system of strict protection for the animal species listed in Annex IV(a), which include dormice, otters and all UK species of bats, (17 out of 18 bat species are found on Exmoor). The Habitats Regulations makes it an offence to deliberately kill or disturb a European protected species (i.e. those species protected under the Habitats Regulations), or damage or destroy their breeding site or resting place. European protected species are also afforded protection from deliberate disturbance likely to significantly affect the local distribution or abundance of the species to which they belong.

5.54. Development proposals likely to affect European protected species will be subject to the most rigorous examination. The National Park Authority is obliged under the Conservation of Habitats and Species Regulations 2010 (reg.9) to have regard for the provisions of the Habitats Directive which includes the maintenance of 'Favourable Conservation Status' of European protected species, i.e. the populations of such species and the habitat to support them are maintained. This is separate from any subsequent licensing requirements. Developers will be expected to provide data with an application to enable an assessment to be carried out.

5.55. Applicants should check whether a European protected species or species identified as important or rare in a national context, or locally important on Exmoor (including those listed in Appendix 2 of the Exmoor BAP) is present on site at the earliest possible stage. Where such a species may be present the National Park Authority will require applicants to arrange and pay for surveys by a suitably qualified consultant to assess whether such a species is present. The National Park Authority will expect that proposals clearly demonstrate that they will not result in the disturbance or killing of a protected or important species, or damage to or destruction of their breeding sites or resting places. If proposals are likely to result in the disturbance or killing of a European protected species or damage to its habitat then a licence will usually be required from DEFRA. A licensing regime also applies to badgers through the Protection of Badgers Act 1992. Planning conditions and obligations will be used to ensure that harm is avoided to protected or important species or in exceptional circumstances where this cannot be avoided, and development is permitted, to provide mitigation or compensation measures. There may also be circumstances where the National Park Authority would support removal of invasive species as part of applications, where this would support National Park purposes and enhance biodiversity.

[105] The Town and Country Planning (Environmental Impact Assessment) Regulations 2011, SI 2011 No. 1824

[106] Certain plants and animal species, including all wild birds, are protected under the Wildlife and Countryside Act 1981 European plant and animal species are protected under and the Conservation (Natural Habitats, &c) Regulations, S.I. 1994 No. 2716. Some other animals are protected under their own legislation, for example the Protection of Badgers Act 1992

LOCALLY IMPORTANT BIODIVERSITY ASSETS

5.56. Exmoor also supports over 500 Local Wildlife Sites (formerly known as County Wildlife Sites), which are sites of significant nature conservation value. Although they do not have any statutory status, many are equal in quality to the representative sample of sites that make up the series of statutory SSSIs. Local Wildlife Sites are identified by local partnerships and provide a more comprehensive suite of sites as well as representing local character and distinctiveness. They have a significant role to play in meeting national and local biodiversity targets, and can play a very important part in maintaining the links that join up and support the nationally and internationally recognised sites. They also contribute to the quality of life and the well-being of the community, with many sites providing opportunities for research and education.

5.57. A number of nature reserves have also been established in the National Park. These are non-statutory, although many are on areas designated as SSSIs which provide the legal protection set out above. In addition, Exmoor has a number of Section 3 habitats[107] which are identified for their natural beauty, including woodland, cliff and foreshore, and moor and heath. Within these areas there is the strongest possible presumption in favour of the conservation of their natural beauty, flora, fauna and landscapes.

SITES OF GEOLOGICAL OR GEOMORPHOLOGICAL INTEREST

5.58. Exmoor has 67 Regionally Important Geological sites (RIGS) which have been identified by local partnerships for their geological (rocks, minerals, fossils), or geomorphological (land form, processes) interest, which are important for research and stimulating public interest in geology. A number of these sites are nationally important and are designated as SSSIs.

Table 5.2 Hierarchy of Nature Conservation Designations

IMPORTANCE	SITE DESIGNATION	EXPLANATION	NOTES
INTERNATIONAL	SPECIAL AREAS OF CONSERVATION (SACs) "the Habitats Directive"	Sites of European importance as natural habitats, designated to conserve habitats and species which are rare or threatened within the European Union. Sites hosting habitats or species which are particularly threatened have "priority" status. SACs with SPAs will form part of the "Natura 2000" Network.	There are two SACs within the National Park - Exmoor Heaths SAC and Exmoor & Quantock Oakwoods SAC.
NATIONAL	NATIONAL NATURE RESERVES (NNRs) S.19 of the National Parks & Access to the Countryside Act 1949, or S.35 of the Wildlife & Countryside Act 1981	Sites of key national or international, biological or geological importance managed primarily for nature conservation. NNRs are owned or leased by English Nature, or bodies approved by them or are managed in accordance with Nature Reserve Agreements with landowners or occupiers.	There are three NNRs (Dunkery and Horner Woods NNR, Hawkcombe Woods NNR, and Tarr Steps NNR) within the National Park.
	SITES OF SPECIAL SCIENTIFIC INTEREST	SSSIs collectively form a nationally important network of sites of biological or geological value and are notified by English Nature in accordance with published guidelines.	There are 18 SSSIs in the National Park.

[107] Section 3 habitats designated under the Wildlife and Countryside Act 1985

Table 5.2 Hierarchy of Nature Conservation Designations			
IMPORTANCE	**SITE DESIGNATION**	**EXPLANATION**	**NOTES**
LOCAL	LOCAL WILDLIFE SITES (previously known as county wildlife sites) Non-statutory wildlife sites	Wildlife sites important in a local or county context. Some Local Wildlife Sites may include habitats of comparable quality to SSSIs. Identified by the Wildlife Trusts (in Somerset through the Somerset Environmental Records Centre (SERC) & in Devon through the Devon Biodiversity Records Centre (DBRC)) within agreed criteria.	There are over 500 Local Wildlife Sites in the National Park.
	REGIONAL GEOLOGICAL AND GEOMORPHOLOGICAL SITES (RIGs) (COUNTY GEOLOGICAL SITES)	Sites of regional or local geological or geomorphological importance which have been identified by local geologists in consultation with landowners. Sites are selected primarily for their educational value, but are also important for research and stimulating public awareness of geology. Some sites have also been identified as nationally important and designated as SSSIs.	There are 67 RIGs within the National Park.
	LOCAL NATURE RESERVES (LNRs) Section 21 of the National Parks and Access to the Countryside Act 1949.	LNRs are sites of at least local importance for nature conservation, which are declared and usually managed by local authorities.	There are currently no LNRs within the National Park
	NON-STATUTORY NATURE RESERVES	Non statutory nature reserves have been established in the National Park by the Somerset Wildlife Trust, the Woodland Trust and the Exmoor Natural History Society. Many of these are on SSSIs and are therefore more than locally important.	

CREATING ECOLOGICAL NETWORKS

5.59. There are other biodiversity assets in the National Park which are not designated, but form an important element of the total nature conservation resource. The Habitats Directive[108] highlights the need for effective management of linear or continuous features essential for migration, dispersal and genetic exchange. Such features, like rivers, ponds, small woods and traditional field boundaries such as hedgerows, extend across designated and non-designated areas. These features in particular, will provide the building blocks for achieving the Government's objective to restore and connect wildlife habitats and contribute towards a net gain for biodiversity. They are also important in providing routes or stepping stones for the migration, dispersal and genetic exchange of species and to allow species to adapt to climate change. The maintenance and enhancement of these networks will be encouraged. Suitable planning conditions and obligations may be used to promote such management and enhancement[109]. These features can be important components of green infrastructure, both within the National Park, and linking into and out of the National Park into surrounding areas. The National Park Authority will work with adjoining authorities to support networks of green infrastructure.

[108] Article 10 EC Council Directive on the Conservation of Natural Habitats and Wild Fauna and Flora (92/43/EEC) 1992

[109] Circular 0605 Biodiversity and Geological Conservation - Statutory Obligations and Their Impact Within the Planning System, DCLG

BIODIVERSITY CONSIDERATIONS

5.60. National policy sets out an expectation for local planning authorities to plan for biodiversity at a landscape-scale and across local authority boundaries where necessary and consultation[110] confirmed ongoing support for improving and increasing existing sites, as well as extending and linking wildlife sites. Work to enhance biodiversity is based on the BAP, which sets out the objectives and targets for the recovery of species populations, improving the condition of existing habitats and restoring or recreating new areas of habitat. The *South West Nature Map*[111] identifies the best areas to conserve, create and connect wildlife habitats at landscape scale. The Map shows a number of habitats where Exmoor can particularly play a role in habitat recreation, namely:

a) Coastal heaths
b) Upland heaths
c) Woodland
d) Coastal vegetated shingle

5.61. The National Park Authority will work with adjoining authorities, local communities and land managers, the private sector and conservation organisations to identify and take forward opportunities for biodiversity enhancement where this is consistent with landscape character (CE-S1). The Biodiversity Strategy 2020 encourages the establishment of Nature Improvement Areas (NIAs) by local partnerships, based on a local assessment of opportunities for restoring and connecting nature on a significant scale. Applicants are advised to check with the National Park Authority as to whether any NIAs have been agreed.

5.62. The hierarchy of wildlife sites on Exmoor is shown in Table 5.2 above and included on the Proposals Map. In considering applications affecting the natural environment, the National Park Authority will seek to minimise impacts on biodiversity and provide net gains in biodiversity, where possible.

5.63. Applicants should ensure that sufficient information is provided regarding the wildlife sites or species that may be affected by a proposal. Insufficient information can significantly delay decision making. The re-use of buildings and previously developed land in particular would require careful assessment of any existing wildlife interest. Where a development poses a likely risk of harm to a protected or priority BAP species, applicants should ensure that a survey is carried out by a suitably qualified professional in advance, and submit the results of this survey with the planning application. Applicants should also show how the proposal has taken this evidence into account through its design and any mitigation or compensation proposed. The National Park Authority has produced a Biodiversity Checklist to help applicants consider whether their proposal is likely to affect any important or protected species or habitats and if further surveys are necessary. It alerts applicants to potential impacts on species including bats, badgers, barn owls, dormice, breeding birds, otters and reptiles, or habitats such as SACs, SSSI, Local Wildlife Sites, hedgerows, woodland and trees, unimproved grassland, heathland or rivers, streams and ponds. Pre-application discussions can prevent delays and help ensure that planning applications are submitted with adequate information on biodiversity and geological impacts. In some cases (for example if proposals may affect a SSSI), it may be appropriate to include third parties, such as Natural England, in these discussions.

5.64. The incorporation of measures to enhance biodiversity (or geological features) in and around development will be encouraged, for example through good design, (such as incorporating access to roof spaces for species such as bats), the provision of breeding or roosting sites (such as bat or bird boxes, or nest boxes for dormice), the conservation of veteran trees, and the creation of new habitats such as hedgerows or ponds that are appropriate to the landscape. These are just some examples of how development can benefit biodiversity and further advice and guidance is available from National Park Authority Officers.

5.65. The National Park Authority will work in close collaboration with Natural England and non-statutory conservation agencies such as the Somerset and Devon Wildlife Trusts, the RSPB, and recognised local experts as appropriate, as well as using its own specialist knowledge in assessing the likely impact of development proposals.

[110] Your Future Exmoor (YFE) consultations 2010

MITIGATION AND COMPENSATION

5.66. As a principle in the National Park, all development should avoid harm to biodiversity or geological interest. However, where proposed development is likely to result in adverse impacts to sites, species and features included in Policy CE-S2, the need for the development and the reasons why impacts cannot be avoided must be clearly demonstrated. When the case is accepted, such impacts must be minimised and any residual impacts compensated for. Compensatory measures may be required in advance of the development in appropriate cases. Long term site management and monitoring may be required in order to ensure that the compensatory measures achieve their objectives. To this end, the National Park Authority will seek to attach conditions and legal agreements to any granting of planning permission.

CE-S2 BIODIVERSITY

1. **The conservation and enhancement of wildlife, habitats and sites of geological interest will be given great weight. The enhancement of biodiversity or geological interest as part of development proposals will be encouraged, including the incorporation of biodiversity in and around developments.**
2. **Habitat management, restoration, or creation and linkages between habitats will be supported, particularly those habitats or species that Exmoor is internationally or nationally important for or that are locally important as identified in the Exmoor Biodiversity Action Plan.**
3. **Proposals that enable habitats and species to adapt to climate change or that mitigate against climate change, including through carbon storage, will also be encouraged providing they do not adversely affect the integrity or special interest of the site.**
4. **Development affecting wildlife, habitats or sites of geological interest will be judged according to their level of importance, the legal protection afforded to them, and the hierarchy of international, national and locally designated sites, in accordance with the following principles:**
    a) **Development in, or likely to have an adverse effect, on the conservation objectives of internationally designated sites either directly or indirectly, including on features outside the designated site which support the ecological functioning of cited habitats and species, or on the integrity of special interest of nationally designated sites will not be permitted.**
    b) **Development likely to cause harm to legally protected or important species including those identified through the UK and Exmoor Biodiversity Action Plans, or lead to the loss of or damage to their habitats, will not be permitted unless this can be mitigated or then offset so that local populations are at least maintained.**
    c) **Development likely to adversely affect local sites designated for their wildlife or geological interest and other features of the landscape including those identified as priorities in the Exmoor BAP will not be permitted, unless it can be demonstrated that the need for, and benefits of the development clearly outweigh the loss of biodiversity and this can be mitigated against and compensated for elsewhere.**
    d) **Where, in exceptional circumstances, planning permission is granted for development likely to affect the nature conservation value of habitats or species or the geological interest of sites, then measures will be required to first avoid such impacts, and if they cannot be avoided, then to mitigate damage and provide appropriate compensatory measures.**

GREEN INFRASTRUCTURE

PURPOSE OF THE POLICIES

5.67. The policy approach enables the positive planning of green infrastructure which in turn provides key environmental functions and socio-economic benefits. This approach articulates the importance of integrating green infrastructure networks in association with other policies in the Local Plan including the ecosystem services approach that is promoted in the Partnership Plan as a key driver for achieving many of the priorities for action.

NATIONAL POLICY CONTEXT

5.68. National policy encourages Local Plan policies to set out a strategic approach for the creation of green infrastructure networks that contribute towards the conservation and enhancement of the natural environment and the wider aims and benefits of green infrastructure relating to landscape, biodiversity, design, open space, recreation, health and well-being, and climate change mitigation and adaptation[112].Communities can ensure that important areas of green space are designated in the Local Plan or within Neighbourhood Plans as 'Local Green Space'[113].

5.69. National Parks are recognised as providing some of the best quality green infrastructure that helps create a healthy environment for people, communities and businesses, and improving air and water quality. The National Parks Circular adds that effective management of land in the National Parks helps to mitigate the effects of climate change including flooding and maintaining, restoring or adding to networks of natural habitats and other landscape features can be incorporated into a more broadly functioning green infrastructure including consideration of habitat networks beyond the National Park boundary, where this contributes to improved connectivity and the wider living landscape[114].

CONTEXT

5.70. Green infrastructure networks encompass a wide range of high quality natural, semi-natural, and amenity green spaces and other environmental features. Green infrastructure is planned, or already exists as a multifunctional resource that can deliver a range of benefits that helps underpin sustainable communities. Although green infrastructure is predominantly planned and designed in an urban context, it also has a role in rural areas where land may provide a range of functions and ecosystem services such as: linkages between habitats, biodiversity benefits, carbon storage, flood protection, water purification, and areas for recreation and enjoyment[115]. National Parks provide the highest quality green infrastructure on a broad landscape scale that includes extensive habitats, major landscape features, and public access land/rights of way[116].

5.71. Blue infrastructure refers to the water environment such as the coast, rivers, streams, wetlands, floodplains, ponds, lakes and sustainable drainage systems. It is significant in terms of the important role it has for biodiversity, recreation, flood mitigation and climate change adaptation. Blue infrastructure is usually incorporated within the terminology 'green infrastructure' but can be specifically identified as a tool to improve climate change resilience[117].

PROVISION

5.72. Green infrastructure encompasses a variety of spatial scales from provision of open space within communities to large landscape-scale programmes and the links between them. The aims and objectives of the Partnership Plan are central to landscape scale planning in terms of effective land management that also secures green infrastructure benefits through associated projects, plans and strategies including: Landscape Action Plan, Landscape Strategy,

[112] Para 99 NPPF 2012 DCLG
[113] NPPF 2012 DCLG
[114] English National Parks and the Broads UK Government Vision and Circular 2010
[115] Natural Environment White Paper
[116] Green Infrastructure Guidance(NE176) – Natural England
[117] www.grabs-eu.org Green and Blue Space Adaptation for Urban Areas and Eco Towns (GRaBS) project website. The GRaBS project is a network of leading pan-European organisations involved in integrating climate change adaptation into regional planning and development

Biodiversity Action Plan, Carbon Neutral Exmoor project, Exmoor Mires project, and the Rights of Way Improvement Plan.

5.73. Policy CE-S3 encourages the delivery of green infrastructure, with the support of partner organisations and people that live and work on Exmoor, to provide an effective basis for the enhancement of existing multifunctional green infrastructure networks and to enable the creation of physical and functional network linkages throughout the National Park and cross-boundary links with the surrounding area. Green infrastructure can help deliver ecosystem services as part of the wider public benefits that Exmoor provides to society.

5.74. It is important that green infrastructure is planned around existing assets. A holistic understanding of the area therefore, is essential in planning for green infrastructure and to ensure a bespoke response to both the natural and historic environment. Areas designated for their ecological/geological importance (CE-S2) should be identified within any green infrastructure proposals and contribute to the priorities defined in relevant plans and programmes including the Biodiversity Action Plan and Local Nature Partnerships[118]. Green infrastructure should help to address connectivity such as linkages between these designated areas and other important habitats – such links are critical in overcoming habitat fragmentation and allowing species to migrate and adapt to climate change. The Exmoor National Park Ecological Network Map[119] will assist in establishing biodiversity resilience. However, it will not always be appropriate to combine connectivity for wildlife and accessibility for people. All development proposals should make specific provision for green infrastructure including for wildlife that may also help to support biodiversity adaptation to climate change (CE-D2 Green Infrastructure Provision).

5.75. Similarly, schemes should reflect and enhance the landscape character types across the National Park (CE-S1) and recognise the broad priorities for each landscape type and the priority areas for action set out in the Exmoor Landscape Action Plan. This will help to ensure that green infrastructure will reinforce the sense of place whilst also contributing to the delivery of sustainable land management e.g. through Higher Level Stewardship (HLS) schemes.

5.76. The multi-functional role of green infrastructure can strengthen climate change mitigation and adaptation measures (CC-S1). In terms of helping to reduce flood risk, strategic land management programmes can have a significant impact on making space for water, reducing peak flows and helping to lessen the impact of potential flood risk and conserving water (CC-D1 and CC-D3) – such as the multi-objective flood management demonstration scheme on the National Trust's Holnicote Estate[120]. Such projects can provide wider benefits including: environmental education, habitat creation, enhancing landscape character, improving water quality and improved soil quality.

5.77. Sustainable Drainage Systems (SuDS), which deal with surface water, are designed to mimic natural drainage as closely as possible in a built environment context (CE-S7 and CC-D1). They provide an example of green infrastructure and an illustration of opportunities to achieve multiple benefits from the management of land together with opportunities to provide public open space (HC-S7). Green infrastructure, including open space, can act as the 'green lungs' of a settlement and will generally contribute to improving air quality.

5.78. Climate change mitigation can be achieved by carbon storage including woodland planting and mire restoration as well as reducing the need to travel by private transport (AC-S1 Sustainable Transport) through provision of access routes for sustainable modes of travel – this may be achieved by means of creating linkages between existing public rights of way or specific routes to enable access to local services and facilities.

5.79. Green infrastructure can also create a range of social and economic benefits for those who live and visit Exmoor. It is recognised that nature has a positive impact that on mental and physical health and help children's learning. High-quality natural environments have been shown to foster healthy communities and green spaces encourage social activity[121]. Green infrastructure can therefore be incorporated to enhance the health and well-being of local communities and those visiting Exmoor and also enhance existing assets such as the extensive access network (RT-D12) to promote the quiet enjoyment of the National Park. It

[118] Both Somerset and Devon have Local Nature Partnerships co-ordinated by the Wildlife Trusts for both counties

[119] Work is ongoing to complete ecological network mapping across the National Park

[120] Multi-Objective Flood Management Demonstration Scheme: Project Factsheet 1 (DEFRA 2011) http://archive.defra.gov.uk/environment/flooding/documents/manage/multi-objective-fm-scheme-factsheet1.pdf

[121] Natural Environment White Paper – The Natural Choice: securing the value of nature (DEFRA 2011)

can also have positive benefits for the economy both directly, through employment in capital projects and future management, and indirectly, through sustaining a high quality environment to attract visitors to Exmoor.

CE-S3 GREEN INFRASTRUCTURE

1. **The National Park Authority will encourage the conservation, enhancement and creation of multifunctional green infrastructure networks at a variety of spatial scales including cross-boundary linkages that help to support ecosystem services, through working with neighbouring authorities, local communities, land owners and other partners.**
2. **Green infrastructure proposals should:**
   a) **protect and enhance existing natural and historic environments (CE-S2, CE-S4)**
   b) **strengthen connectivity between habitats (CE-S2)**
   c) **be locally distinctive through reflecting and enhancing landscape character (CE-S1)**
   d) **maximise opportunities to mitigate and adapt to climate change (CC-S1)**
   e) **improve quality of life through provision of benefits for health and well-being, including opportunities to access open space and the quiet enjoyment of the National Park (HC-S7, RT-S1, RT-D12)**
3. **Green infrastructure provision is required as an integral part of all new development (CE-D2 Green Infrastructure Provision).**

GREEN INFRASTRUCTURE PROVISION

CONTEXT

5.80. Policy CE-D2 Green Infrastructure encourages the provision of green infrastructure as an essential component of all new development[122] on a scale that is commensurate with the nature, scale and activity of any development proposal.

5.81. Green infrastructure may already be incorporated in some types of development – for example where planting, screening or hedgerows are provided as part of a landscaping scheme, or a footpath link is included – where this may not apply, suitable measures can be incorporated to provide enhancements to biodiversity (CE-S2) and green infrastructure networks within the National Park and could include:

a) Places for outdoor relaxation and play: e.g. public open space, recreation grounds, play areas (HC-S7)

b) Space and habitat for wildlife with access to nature for people: e.g. landscaping/planting schemes, small-scale habitat provisions to encourage wildlife (CE-S1, CE-S2, CE-S7)

c) Climate change mitigation and adaptation: e.g. tree planting, green roofs, provision of ponds/swales/wetland through sustainable drainage systems (CC-S1, CC-D1).

d) Environmental education (RT-S1)

e) Local food production: e.g. in allotments, orchards and gardens (HC-S7)

f) Improved health and well-being – lowering stress levels and providing opportunities for exercise: e.g. wild play areas, creation of public footpath linkages, green open space (HC-S7, RT-S1, AC-D19, RT-D12)

5.82. This policy aims to deliver green infrastructure enhancements, such as habitat provision for wildlife, within the National Park. Advice is available from officers at the National Park Authority to help applicants provide the most suitable enhancement in relation to the scale and type of development and the surrounding habitat. Incorporating elements of green infrastructure within developments will contribute towards wider outcomes and benefits for the green infrastructure network across the National Park.

5.83. The design of new development can readily incorporate green infrastructure principles in a way that reflects local character, including the creation or enhancement of green space that

[122] http://www.naturalengland.org.uk/ourwork/planningdevelopment/greeninfrastructure/default.aspx

can contribute to the setting of buildings and settlements. New development such as housing can also provide green infrastructure on a smaller scale by incorporating gardens, community orchards, wild play areas, ponds, native planting of green roofs, landscaping (CE-S7, CE-S1) and allotments.

5.84. Even relatively small development proposals can directly add value to biodiversity and green infrastructure through inexpensive but effective measures including:

a) nesting sites for birds (e.g. boxes for owls, swallows, house martins etc)

b) roosting areas for bats

c) establishing of small areas of habitat and/or native planting.

5.85. These smaller measures also help to achieve the aims of policy CE-S2 Biodiversity.

CE-D2 GREEN INFRASTRUCTURE PROVISION

1. **All development proposals should include measures that will enhance green infrastructure provision in the National Park commensurate with the scale of the proposal and intensity of activity expected.**
2. **Proposals will be favourably considered where a range of green infrastructure benefits can be achieved, provided that other requirements of the plan are met.**

CULTURAL HERITAGE AND HISTORIC ENVIRONMENT

Objective 5: *To ensure that the built tradition, character, distinctiveness and historic character of Exmoor's settlements, buildings, farmsteads, landscapes, archaeological sites and monuments are conserved and enhanced and that the cultural heritage of Exmoor is protected through the careful management of development.*

Objective 6: *To encourage new development to use local materials, sustainable building design and methods, in ways that contribute to the distinctive character and cultural heritage of Exmoor.*

Objective 10: *To support, record and understand aspects of culture and traditions that are special to Exmoor.*

PURPOSE OF THE POLICY

5.86. Policy CE-S4 and CE-D3 set out the approach to protecting and enhancing the historic environment and managing development affecting heritage assets in Exmoor National Park.

NATIONAL POLICY CONTEXT

5.87. National Parks are designated for the purpose of conserving and enhancing natural beauty, wildlife and cultural heritage[123], and the Government's vision for National Parks is that they are "thriving, living, working landscapes notable for their natural beauty and cultural heritage… and everyone can discover the rich variety of England' s natural and historic environment, and have the chance to value them as places for escape, adventure, enjoyment, inspiration and reflection, and a source of national pride and identity[124]". The Government's vision[125] and policies126 for the historic environment recognise the central role it plays in cultural heritage and the multiple ways its supports and contributes to the economy, society and daily life, and also that it is a non-renewable, resource. Government places a priority on its conservation for future generations. The excellent quality of preservation of archaeological sites and historic features and the diverse nature of the historic resource within the National Park make it of special significance. The quality of the cultural heritage and historic environment are part of what attracts people to visit Exmoor, and is therefore an important part of the local economy. However, these resources are also fragile, vulnerable to insensitive change and, ultimately irreplaceable. The protection and enhancement of Exmoor's cultural heritage and historic environment is consequently a high priority. The historic character of buildings and settlements is easily eroded by small changes over time as well as by new development and insensitive modernisation for example, unsightly overhead wires, removal of traditional fabric such as cobbling, or increasing the clutter of signs and street furniture. Similarly, the quality and character of Exmoor's historic buildings can easily be destroyed by unsympathetic or inappropriate renovation, repair, extension, redevelopment, or simply by neglect. The National Park Authority is able to influence the effect of alterations to historic buildings, the design of new buildings and other works through the planning policies set out in this Plan and places a high priority on protecting and enhancing Exmoor's cultural heritage and historic environment.

CONTEXT

5.88. The historic environment is a rich and diverse part of Exmoor's cultural heritage. It results from the interaction between people and places through time, and creates local distinctiveness and a sense of place. This historic environment provides the evidence for past ways of life, technologies and the exploitation of the natural resources of Exmoor. Exmoor's historic landscape includes thousands of individual sites and structures, and the preservation of sites on Exmoor is generally excellent. The survival of such a remarkable record of landscape change is very rare in England.

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[125] The Government's vision for National Parks is that they are "thriving, living, working landscapes notable for their natural beauty and cultural heritage… and everyone can discover the rich variety of England' s natural and historic environment, and have the chance to value them as places for escape, adventure, enjoyment, inspiration and reflection, and a source of national pride and identity"

[126] NPPF 2012 DCLG

EXMOOR'S HERITAGE ASSETS

5.89. Heritage assets are the valued elements of the historic environment that hold meaning for society over and above their functional utility. The significance of a heritage asset is based on its value to current and future generations, and is the sum of its architectural, historic, artistic or archaeological interest and its setting. Some heritage assets have a level of significance that justifies special protection measures through designation, but locally valued assets also play a key role in defining place and in building local pride.

5.90. Within Exmoor, the designated heritage assets include:

a) 16 Conservation Areas designated under the Planning Act 1990 for their special historic or architectural interest, the character and appearance of which it is desirable to preserve or enhance. Conservation Areas have been designated for Allerford, Bossington and West Lynch, Colton Farm, Dulverton, Dunster, Leigh Barton Farm, Lower East Lyn Farm, Luccombe, Lynmouth, Lynton, Parracombe, Porlock, Porlock Weir, Ranscombe Farm, Selworthy, and Wootton Courtenay. The Conservation Areas all have Character Appraisals which record the key features which contribute to their character. These traits can be eroded by small incremental changes over time, and the National Park Authority has a rolling programme for updating these Appraisals and assessing their condition. The potential for further Conservation Areas will be kept under review.

b) 741 Listed Buildings designated under the Planning Act 1990 which hold special historic or architectural interest. Buildings are graded according to the level of interest as Grade I (exceptional), Grade II* (particularly important), or Grade II (special interest). Exmoor has 20 Grade I, 53 Grade II* and 668 Grade II. 4.2% of all the Listed Buildings are considered to be at risk[127].

c) 201 Scheduled Monuments (SMs) designated under the Ancient Monuments and Archaeological Areas Act 1979 as nationally important by reason of their historic, architectural, artistic, traditional or archaeological interest. Surveys undertaken in 2005 and 2010 indicated that about 19% of Scheduled Monuments within Exmoor National Park are 'At Risk'. Since then, a Monument Management Scheme, run jointly with English Heritage, is aimed at bringing Exmoor's Scheduled Monuments into good or improving condition.

d) 2 Historic Parks and Gardens that are registered by English Heritage under the Historic Buildings and Ancient Monuments Act 1953 for their special historic interest. The two designations on Exmoor are Nettlecombe Court (Grade II) and Dunster Castle (Grade II*).

e) In addition, Exmoor has heritage assets with archaeological interest that are of equivalent significance to Scheduled Monuments, although they are not designated. These aspects of Exmoor's historic environment are of such complexity or rarity that they are of regional or national significance, including the extensive survival of prehistoric archaeology (especially on the moorlands); the widespread evidence of agricultural reclamation, and the evidence for early industrial exploitation such as iron mining and smelting. These are included on the Exmoor National Park Historic Environment Record (HER) and will be considered in the same way as designated assets, as set out in Policy CE-S4.

5.91. The Proposals Map shows the location of Scheduled Monuments, Conservation Areas, Listed Buildings and Historic Parks and Gardens within the National Park.

NON-DESIGNATED HERITAGE ASSETS

5.92. Additionally, Exmoor has a wealth of historic buildings, settlements, sites and structures which are not designated, but form an important part of the local character and distinctiveness of the area and are an important record of Exmoor's past. This includes diverse examples such as the remains of prehistoric settlements, barrows, standing stones, industrial sites and landscapes, the evidence of nineteenth century agricultural improvements and many historic buildings. Whilst archaeological sites and monuments form the most visible aspect of Exmoor's archaeological remains, buried sites and soil deposits, which are usually not visible, also contain a wealth of information about the past.

5.93. The historic environment extends beyond individual archaeological sites or specific historic buildings and settlements. The historic landscape is the backcloth of the historic environment

[127] Buildings at Risk Survey in progress

and is often overlooked. It provides a record of how Exmoor's landscape has been defined by human activity. For example, the character of the landscape of the former Royal Forest and the archaeological sites and historic buildings within it, have been defined by its ownership since the early medieval period. Elsewhere, many small hamlets lie at the heart of distinctive patterns of fields and are reached by a network of sunken lanes. The ancient landscape with its deep lanes and intricate field patterns is a key part of local character.

5.94. In addition to the national and statutory designations, local planning authorities may formally identify heritage assets that are important to the area, for example through local listing as part of the plan-making process. A set of criteria for developing a local list for Exmoor has been developed by Exmoor National Park Authority, and will be applied to assets identified through the Exmoor National Park Historic Environment Record (HER) and in consultation with local communities. This will form an important material consideration in determining planning applications.

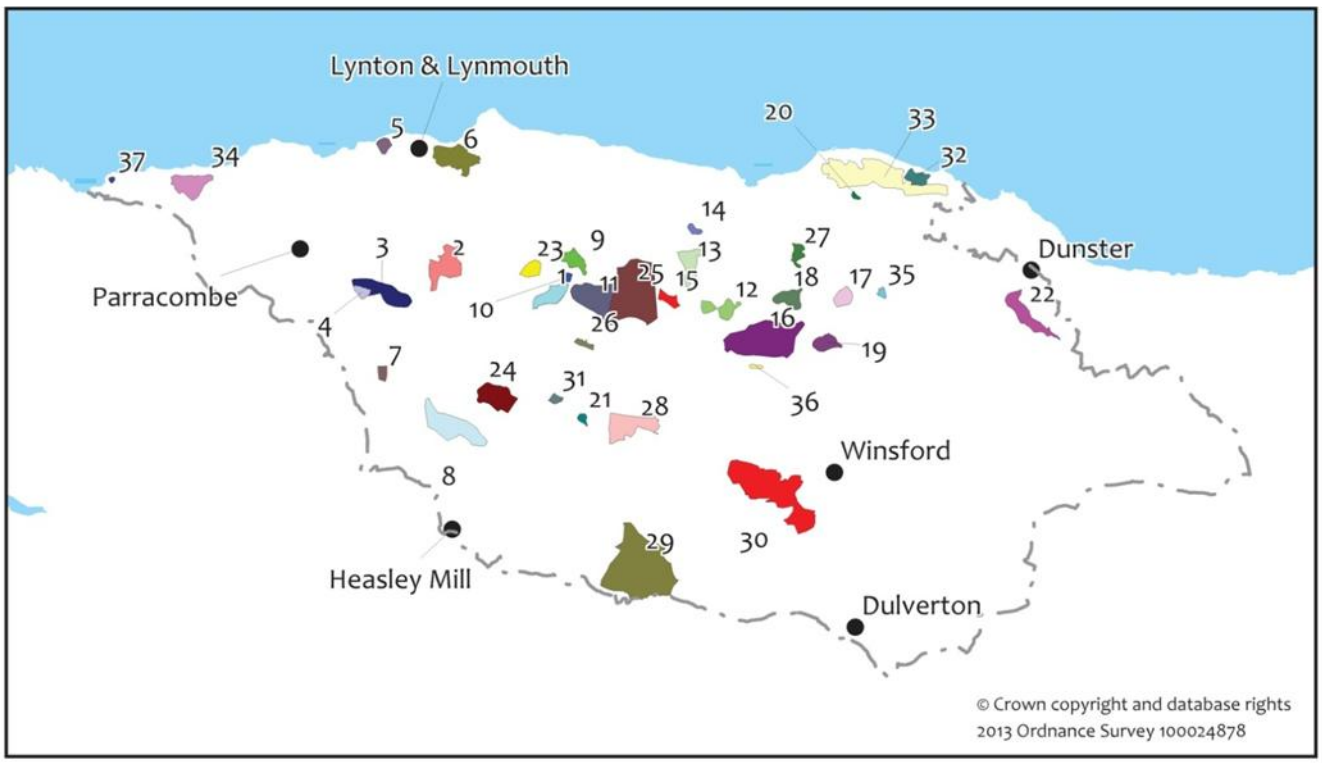
5.95. Principal Archaeological Landscapes (PALs) have been identified[128] (see Map 5.4) that best represent the diversity of the archaeology of Exmoor. The archaeology of the moorland is exceptionally well preserved, making the resource as a whole of national significance. The PALs define landscapes rather than individual features. The relict prehistoric landscapes are nationally and possibly internationally significant. They form a rare and very extensive survival of entire past landscapes across the domestic, social, economic and spiritual spheres. Certain monument types (e.g. stone settings) are unique to Exmoor. The combined evidence for medieval farming and settlement across the moorland is at least of regional significance and in some instances national importance. The extent and preservation of remains is exceptional, in particular where settlements, field systems and paleoenvironmental deposits exist in close spatial proximity. The evidence of post-medieval reclamation and exploitation of mineral resources is nationally significant in terms of economic and industrial history. The character of the moorland landscape in areas such as Larkbarrow and Tom's Hill is a result of the process of enclosure and exploitation in the nineteenth century.

HISTORIC ENVIRONMENT RECORD

5.96. The wealth of heritage assets on Exmoor is recorded by the National Park Authority on the HER. This includes all known historic sites and features from the earliest human activity to the present day, with information on an estimated 8000 heritage assets in the National Park. All aspects of the archaeological and built environment are recorded and these records are updated as sites are identified. These include earthworks, ruins, finds, historic buildings, historic landscapes, industrial archaeology, military sites and boundaries. It records the existence of sites and indicates the research which has been undertaken for these assets. The HER also records locally important designed landscapes and historic gardens. New heritage assets are being identified all the time, and are added to the HER. The HER can be accessed online from the National Park Authority website, or by contacting the National Park Authority's officers. In considering development proposals, specialist advice from National Park Authority officers on the significance of the asset and its importance contributes to the conservation and enhancement of the area's cultural heritage.

[128] Fyfe and Adams (2008) Assessment of the Areas of Exceptional Archaeological and Historical Importance, Exmoor National Park

Map 5.4 Principal Archaeological Landscapes



15 Alderman's Barrow and Madacombe
2 Badgworthy
10 Badgworthy Hill
22 Bat's Castle and Gallox Hill
23 Brendon Common
35 Brockwell Pits
24 Burcombe mining complex
20 Bury Castle, Selworthy
3 Chapman and Woodbarrow complex
16 Codsend and Dunkery
6 Countisbury and Lyn Gorge
21Cow Castle
2 Furzehill
12 Great Hill and Honeycombe Hill
14 Hawkcombe Head
34 Holdstone Down
36 Kitnor Heath
1 Lanacombe
25 Larkbarrow and Tom's Hill
27 Ley Hill
37 Little Hangman
19 Mansley Combe
29 Molland Common
32 North Hill
28 Pickedstones medieval field system
13 Porlock Allotment
4 Radworthy
17Robin and Joaney How
33 Selworthy WWII complex
8 Setta Barrow, Five Barrows and Two Barrows complex
7 Shoulsbury
18 Sweetworthy and Bagley
11 Trout Hill and Pinford
5 Valley of the Rocks
26 Warren Farm
31 Wheal Eliza
30 Winsford Hill

CE-S4 CULTURAL HERITAGE AND HISTORIC ENVIRONMENT

1. **Exmoor National Park's local distinctiveness, cultural heritage, historic environment and heritage assets, (valued for their archaeological, architectural, artistic or historic interest), will be conserved and enhanced in a manner appropriate to their significance including:**
   a) **Designated Conservation Areas, Scheduled Monuments, Listed Buildings (Grade I, II* and II), and registered Historic Parks and Gardens**
   b) **Non-designated heritage assets with archaeological or historic interest that are of equivalent significance to Scheduled Monuments identified on the Exmoor National Park Historic Environment Record**
   c) **Locally important historic sites and features identified on the Exmoor National Park Historic Environment Record**
   d) **The historic or architectural character of settlements**
   e) **Historic landscapes including Principal Archaeological Landscapes**

CONSERVING HERITAGE ASSETS

CONTEXT

NATIONAL PARK SETTLEMENTS AND CONSERVATION AREAS

5.97. The National Park's historic settlements form an important part of its character and local distinctiveness. Some have been designated as Conservation Areas (see para [ ]). in recognition of their unique character and local distinctiveness which is derived from the combination of historical and architectural features including groupings of buildings, their form and prominence, different styles, the relationship between buildings and spaces, views along streets and between buildings, traditional street patterns and layouts and the design and traditional materials of buildings. Features within the Conservation Area such as bridges, trees, hedgerows, boundary walls, banks, rivers, open spaces and footpaths are all important in giving an area its character. Porlock Weir and Lynmouth include historic harbours. Not all elements of a Conservation Area are of significance however, and Character Appraisals have been completed for each Conservation Area[129] which identifies the historic, archaeological, architectural, and natural components that are considered especially important and contribute most to its character. The setting of a Conservation Area and the landscape within which it sits are also important. Conservation Area Appraisals take into account views from within the area looking out and views from outside looking in.

5.98. Development in Conservation Areas will be carefully controlled to ensure that their character is preserved or enhanced. Particular attention will be given to the special features for which the area is designated. In order to ensure that the impact of proposals on the valued elements of Conservation Areas can be properly assessed, the National Park Authority will normally require the submission of full applications in support of proposals within or adjacent to Conservation Areas. This might include the impact on the skyline, views in and out of the Conservation Area, the loss of or works to trees or the loss of definition of a settlement boundary. It will also seek to avoid cumulative impacts on the setting of the Conservation Area and the erosion of its aesthetics.

5.99. Conservation Area designation provides control over the demolition of some buildings, the lopping, topping or felling of any tree important to the character of the Conservation Area, and the right to display certain types of illuminated advertisement, as well as encouraging positive measures of preservation and enhancement. Given their level of significance, there will normally be a presumption against the demolition or loss of a building or feature contributing to the character of the Conservation Area. The National Park Authority will encourage enhancement of Conservation Areas and their setting, including the repair or restoration of important features, the improvement or removal of unsightly features, and measures that

[129] http://www.exmoor-nationalpark.gov.uk/planning/conservation-areas

better reveal the significance of the asset. An emphasis will also be placed upon the use of local traditional, natural and, where available, local materials and traditional methods of construction and design. Article 4 Directions in Conservation Areas are a means of controlling alterations to features including roofs, doors, windows and chimneys and will be used where appropriate.

5.100. To be consistent with the conservation and enhancement of the cultural heritage of the National Park, and policy CE-D3, proposals which may affect Exmoor's settlements whether or not they are currently designated as Conservation Areas, should seek to preserve or enhance their historic or architectural interest, their character and appearance.

LISTED BUILDINGS

5.101. Any proposals relating to Listed Buildings or their settings may require listed building consent and/or planning permission from the National Park Authority. As the Authority has a statutory duty to protect Listed Buildings, the presumption will be to preserve them, and demolition or loss of Listed Buildings will only be permitted in exceptional circumstances, where prior recording will be a requirement. Whilst the protection of Listed Buildings is paramount, the National Park Authority recognizes that historic buildings have been altered and extended over time and that the need for change will continue and may sometimes be necessary to ensure its continued upkeep. This may include adaptation or re-use to take account of climate change or bringing the building back into viable use. Any proposals for alteration, repairs, extension (including internal works or works within the curtilage) or change of use must be compatible with the listed building's historical or architectural interest. The character of a listed building is linked to its setting, and development proposals which adversely affect settings will not be permitted.

ARCHAEOLOGICAL ASSETS

5.102. Where an application includes or has the potential to include heritage assets with archaeological interest, including Scheduled Monuments, sites on the HER, those within historic settlement cores[130], within the curtilage of a listed building, historic field patterns or historic farmsteads, applications must include an appropriate desk-based assessment and, where necessary, a field evaluation which may need to include full excavation, examination and recording and public involvement where appropriate. Applicants are encouraged to discuss their plans at an early stage with the National Park Authority who will advise whether proposals are likely to affect archaeological sites or features and whether further work is necessary. If archaeological remains are encountered during development, the National Park Authority will offer advice and assistance on their importance and the appropriate course of action. Archaeological assessments and field evaluations should be in accordance with the Conduct of Archaeological Work and Historic Building Recording within Exmoor National Park (Annex 1).

5.103. Sites of archaeological significance on Exmoor should be preserved wherever possible. However, although all surviving archaeological remains are irreplaceable, they are not all of equal importance. Preservation should be based on levels of significance, and priority should be given to those sites considered to be of national importance, especially as many of these are not protected by designation as Scheduled Monuments. The desirability of preserving an ancient monument and its setting is a material consideration whether it is scheduled or not. Development proposals adversely affecting the integrity or setting of a Scheduled Monument, or other sites, or remains considered to be of national importance will not be permitted.

5.104. A great many of Exmoor's archaeological sites are of local value and, in considering applications likely to affect such sites, the National Park Authority will assess their significance and the desirability of their preservation. Applicants will be required to provide adequate information to enable the National Park Authority to assess the significance of a site or feature. Adverse impacts on heritage assets of local importance should be avoided and development will only be permitted where the archaeological interest is capable of being preserved in situ. Where, in exceptional circumstances, an application is approved which will result in the loss (wholly or in part) of heritage assets then developers must record and make publically

[130] Historic settlement cores are shown on the settlement inset maps – these areas are defined using the late 19th century 1st Edition Ordnance Survey Maps (1:2500 scale)

available this information to advance understanding of the significance of the assets. However the ability to record evidence of the assets will not be a factor in deciding whether loss of the asset should be permitted.

5.105. There may be other occasions where a threat to archaeological remains occurs from an activity which is permitted development[131]. In such cases the archaeological interest will be protected through the withdrawal of permitted development rights under Article 4 of the General Permitted Development Order which will then require an application for planning permission to be made.

HISTORIC PARKS AND GARDENS

5.106. Historic Parks and Gardens are significant heritage assets and, whilst there are no statutory controls over these sites, Government policy is that they should be protected and enhanced under the planning system. Any development proposals which would harm the special features and qualities of Historic Parks or Gardens or their settings will not therefore be permitted. A number of locally important designed landscapes and historic gardens are also identified on the Exmoor HER. The National Park Authority will protect and encourage positive measures of enhancement in designated parks and other gardens of historic interest.

LOCAL HERITAGE ASSETS

5.107. A great many of Exmoor's heritage assets are of local value and in considering applications likely to affect such sites, the National Park Authority will assess their significance and the desirability of their preservation. Applicants will be required to provide adequate information to enable the National Park Authority to assess the significance of a site or feature. Adverse impacts on heritage assets of local importance should be avoided.

HISTORIC FARMSTEADS, HISTORIC FARMS AND FARM BUILDINGS

5.108. A survey[132] of farmsteads on Exmoor has identified those considered to be of the greatest historic interest, which are recorded on the Proposals Map[133]. Four historic farmsteads have been designated as Conservation Areas.

CLIMATE CHANGE

5.109. Many of Exmoor's heritage assets are vulnerable to climate change, for example flood events leading to the direct destruction of historic structures such as bridges, mills and other waterside buildings. Sea level rise is likely to directly impact on sites and structures and archaeological deposits in the inter-tidal and coastal environment, including Scheduled Monuments and Listed Buildings, archaeological and palaeo-environmental deposits; industrial structures (such as limekilns, fish weirs); military structures and sites; and features from Exmoor's 18th and 19th century estates. Where such sites are likely to be lost to sea-level rise, the National Park Authority will seek to ensure that they are preserved through record.

5.110. Responses to climate change may require adaptations to historic buildings and the archaeological deposits around and beneath them. Whilst these changes may be required to ensure the continued preservation of the building or site, it is important to ensure that they do not cause inappropriate or damaging alterations. In the same way, measures to mitigate climate change, including the application of renewable energy technologies to historic buildings or within Conservation Areas, or the re-use of historic water mills for small scale power generation, should take account of the embodied energy within historic buildings and should not harm the special interest or appearance of the heritage asset.

CONSIDERING PROPOSALS AFFECTING HERITAGE ASSETS

5.111. Heritage assets should be identified at pre-application stage. Applications should describe the significance of any heritage assets affected, including any contribution made by their setting.

[131] Town and Country Planning (General Permitted Development) Order 1995

[132] Architecton 1997:' Exmoor Farmsteads: An Evaluation of Old Steadings within Exmoor National Park'

[133] Historic Farmsteads were given a status of grade 1, 2/1, 2/2, 3 and 4. Only those graded 1 and 2/1 (as 'outstanding') are shown on the Proposals Map

The level of detail should be proportionate to the assets' importance in order to understand the potential impact of the proposal on their significance. The Exmoor Historic Environment Record must be consulted as a minimum. In some circumstances, a Heritage Assessment may be required. The National Park Authority can provide further guidance on this. Early discussion with officers is also encouraged.

CE-D3 CONSERVING HERITAGE ASSETS

1. **Development proposals will not be permitted where they lead to harm to, or loss of heritage assets (defined in CE-S4), their setting, or any structures or features of importance to their character. Development proposals affecting heritage assets will only be allowed where it can be demonstrated that they conserve and enhance the heritage asset including:**
   a) **its character, special interest, integrity, appearance, and quality;**
   b) **ensuring they do not adversely affect the settings of heritage assets and traditional or distinctive features;**
   c) **the use of building materials that are traditional to the area;**
   d) **promoting the understanding and enjoyment of the heritage asset or better revealing their significance, where appropriate;**
   e) **adapting to climate change where required to safeguard the heritage asset, and where their special interest will be conserved;**
   f) **measures to mitigate climate change only where they would not harm the special interest or appearance of the heritage asset;**
   g) **enabling heritage assets that are redundant or at risk to be brought back into a viable use in ways that are consistent with their conservation; and**
   h) **making a positive contribution to local character and distinctiveness.**
2. **Proposals likely to affect heritage assets with archaeological interest or potential interest including historic buildings should be supported by an appropriate desk-based assessment. In appropriate cases, developers will be required to arrange for archaeological field evaluations before applications are determined. Assessments and field evaluations should be in accordance with the Conduct of Archaeological Work and Historic Building Recording within Exmoor National Park.**
3. **In exceptional circumstances, where development is permitted which has the potential to affect heritage assets of local interest, development will only be allowed where the need for it outweighs the asset's intrinsic importance. The archaeological interest will be preserved in situ, but where this is not justifiable or feasible, provision must be made for appropriate preservation by record.**

THE CONVERSION OR STRUCTURAL ALTERATION OF BUILDINGS

PURPOSE OF THE POLICIES

5.112. Policies CE-S5 and CE-S6 set out the principles that should be applied to the conversion of existing buildings (identified as traditional and non-traditional), to enable a change of use that conforms with other policies in this plan, or for structural alterations to existing buildings.

NATIONAL POLICY CONTEXT

5.113. National policy encourages the reuse of existing buildings to support the transition to a low carbon future[134] as it generally provides environmental savings compared to demolition and new construction[135].

CONTEXT

5.114. It is widely recognised that existing buildings are a significant resource and enabling adaptive reuse through conversion can help to achieve sustainable development objectives and provide long term benefits for the individual building.

TRADITIONAL BUILDINGS

5.115. Traditional buildings are important assets that contribute to the cultural heritage of the National Park and include a range of building types. The term 'traditional buildings' refers to mostly older buildings of solid wall construction built of natural and often local materials e.g. stone, cob, brick, lime mortar and render, that on Exmoor usually predate the Second World War[136]. This term may also include buildings of historic interest including those circumstances where the use of certain materials may be long established, for instance some timber buildings and community buildings clad in corrugated iron sheeting. It will be for the National Park Authority to determine whether a building is considered to be 'traditional' based on its historic and/or vernacular merit and its contribution to the National Park.

5.116. Many traditional farm buildings on Exmoor are historically significant and contribute to local distinctiveness and landscape character. The National Park Authority encourages the continuation of the original use and sensitive repair of such buildings using traditional materials. Advice can be provided on repair and the availability of grants including through agri-environment schemes[137].

THE CONVERSION OF TRADITIONAL BUILDINGS

5.117. Where possible, the retention of the original use of traditional buildings is the preferred approach; however this is not always feasible for reasons that include modern agricultural practices and changing lifestyles. For example, the fragmentation of farms has resulted in some smaller holdings with a range of traditional buildings no longer required for their intended use, or on larger holdings where their use has been replaced by modern agricultural buildings that can accommodate larger numbers of stock for over-wintering. Dwindling congregations have also resulted in the closure of a number of chapels across the National Park. Other traditional buildings on Exmoor include former industrial buildings such as mills and storage buildings.

5.118. The sympathetic adaptation of these and other buildings in the National Park can ensure that the long term maintenance of the building fabric can be sustained. Proposals should seek to ensure that the capacity and structure of the building is realistic for the proposed use. Original features that provide evidence of their former use should be retained and minimal changes made to the building fabric to ensure the historic and architectural integrity of the building and its setting in the landscape are conserved. In some circumstances, an impact assessment prior to the determination of an application may be required. A condition may also be attached to a planning permission to ensure that the buildings and features of interest are recorded prior

[134] Para 17 NPPF 2012 DCLG

[135] The Greenest Building: Quantifying the Environmental Value of Building Reuse: National Trust for Historic Preservation

[136] In terms of traditional farm buildings 'traditional' describes farm buildings pre-dating 1940 – Conversion of Traditional Farm Buildings: A Guide to Good Practice. English Heritage (2006)

[137] Farming for the historic environment – Make the most of Environmental Stewardship: Natural England & English Heritage (2009)

to the commencement of development. The level of recording required will be based upon the historic significance of the building and the intended use.

5.119. In many cases proposals for the conversion or structural alteration of a traditional building are likely to require a structural survey and an ecological survey as part of a planning application. However, some traditional buildings may be considered too sensitive to convert to any alternative use due to reasons of their landscape setting, heritage, or wildlife value (see policies CE-S1, CE-S2 & CE-S4)[138].

5.120. Where a traditional building is regarded as structurally unsatisfactory for conversion, i.e. if substantial reconstruction, extension or alteration is proposed or where the building is derelict, has no roof or is structurally unsound; the proposal will be classified as a 'new build' rather than 'conversion' and will need to accord with the relevant policies set out in this Local Plan. Such proposals should still seek to retain the historic fabric of the structure. It may be preferable for some ruined buildings to remain with measures in place to stabilise their structure where they are of landscape or historic value.

5.121. Traditional buildings require sympathetic design ensuring that traditional approaches to materials and detailing are taken to conserve the intrinsic quality, character and appearance of the building. This applies to all traditional buildings in the National Park including those which have a special architectural and historic interest, such as: listed buildings and structures, those within Conservation Areas, Historic Farmsteads, or those identified as a heritage asset on the Historic Environment Record (see policies CE-S4 and CE-D3). Conservation Area Character Appraisals are a useful source of information relating to the architecture and aspects of design that are important within each Conservation Area.

5.122. Attention to the detailed design and standard of craftsmanship and materials used can help to ensure a sensitive conversion scheme or alteration to a traditional building, and the following key points should be addressed:

a) Windows and doors should be constructed of timber, and of an appropriate design and finish that reflects the age, character and former use of the building. Where there are existing windows and doors (including metal windows) they should be repaired and retained rather than replaced – if this is not possible then they should be replicated. Where the Authority considers it to be appropriate, former shutters for openings in barns should be retained as shutters where a glass window is inserted into an existing opening.

b) The use of lime-based mortar and render will be required to allow movement of traditional buildings and prevent the accumulation of damp whilst providing an attractive and authentic visual quality.

c) Where cob is the existing structural material then it will be expected that locally sourced cob will be used in the conversion for the repair of existing walls.

d) Roofing materials should be retained where it is a traditional natural material such as clay pantiles, natural slate or wheat-reed thatch – new roofing should use appropriate natural traditional materials. In certain circumstances – such as the conversion of buildings for ancillary uses – the use of corrugated iron or steel sheeting may be acceptable as a roofing material[139] where no other traditional roofing material is present.

e) The creation of new openings should generally be avoided. If rooflights are considered not to harm the appearance or historic character of the building they should be kept to a minimum on the least prominent roof slope, and use a flush 'conservation' type rooflight.

f) The extent of the curtilage should be minimised and any works sensitively incorporated to avoid adverse impacts on the immediate setting and character of the building and its visual impact on the wider landscape.

g) All utility services will be expected to be routed underground in accordance with policy AC-D5 Fixed Line Transmission Infrastructure. This may require an archaeological watching brief.

[138] Living Buildings in a Living Landscape – finding a future of traditional farm buildings: English Heritage & The Countryside Agency (2006)

[139] Corrugated galvanised steel sheeting (also referred to as corrugated iron or tin) has been widely used as a roofing material since the middle of the 19th century and has become part of the farm building vernacular – when using this material it should not have a plastic/polyester coating but either left to weather or painted in a suitable colour agreed with the Authority. Modern box-profile sheeting is considered to be an inappropriate material for the reuse of traditional buildings

5.123. Applicants are encouraged to seek advice on proposals for traditional and historic buildings from officers at the National Park Authority. Further detailed guidance can be found in the English Heritage publication Conversion of Traditional Farm Buildings (2006) or successor guidance.

5.124. To avoid harmful impacts on the historic and architectural interest of traditional buildings, any adaptations, but particularly change to residential use, should ensure that the simplicity and design of the building and its setting are retained. This can be achieved by avoiding overly intensive uses and excessive internal partitioning of the building and retaining some spare capacity for ancillary purposes. For example a whole farmstead complex of traditional buildings should not necessarily be converted, leaving some parts unconverted to enable space for storage, or continuing agricultural use, and to ensure the retention of some of the original vernacular form (HC-D4 Conversions in the Open Countryside and RT-D4 Non-serviced Accommodation). This approach avoids the pressure for additional new build development in the future and will be decided on a case by case basis.

5.125. Isolated traditional farm buildings, which are not well related to farmsteads or building groups are particularly sensitive in terms of their setting and are not suitable for adaptive uses requiring access, parking, installation of utility services or provision of a 'curtilage', as such additions can detrimentally impact the setting of the building and landscape character of the area. It is often advisable, therefore not to change the use of such buildings. However in some cases, their conversion to simple camping barns often referred to as 'stone tents', may offer a potential new use, where a proposal would meet the requirements of policy RT-D6 Camping Barns.

5.126. Where permission is granted by the National Park Authority for the conversion of a traditional building, a condition will be attached to remove permitted development rights granted by the General Permitted Development Order[140], in respect of alterations and extensions to residential properties as this will help to ensure that the character and appearance of these buildings are conserved.

5.127. Proposals for extensions should, in the first instance, seek to accommodate provision within existing outbuildings before considering new additions. New additions to converted buildings may only be considered where the historic significance of the main building and its setting are not compromised, and where the extension is demonstrably subservient (CE-S7 Design & Sustainable Construction Principles and CE-S4 Cultural Heritage). Extensions that are clearly residential in nature, such as conservatories and porches, are considered to be inappropriate additions to those traditional buildings which were built for non-residential purposes, particularly those associated with farms[141].

5.128. Applicants considering the conversion or structural alteration of traditional buildings will need to ensure that the proposal accords with other policies in this plan, including Policy CE-S1 Landscape Character, CE-S2 Biodiversity and CE-S4 Cultural Heritage and Historic Environment.

[140] Town & Country Planning (General Permitted Development) Order 1995

[141] Conversion of Traditional Farm Buildings: A Guide to Good Practice - English Heritage (2006)

CE-S5 PRINCIPLES FOR THE CONVERSION OR STRUCTURAL ALTERATION OF TRADITIONAL BUILDINGS.

1. **The conversion or structural alteration of traditional buildings will be permitted where the proposal:**
   a) **clearly demonstrates that the building is capable of conversion without substantial reconstruction;**
   b) **is suitable for the existing building in terms of the intended use and the intensity of that use, in relation to its capacity, structure and character without substantial alteration;**
   c) **accords with the relevant policies in this plan in terms of the intended use;**
   d) **ensures the historic fabric, and architectural interest of the building and its setting including the retention of existing traditional and historic features are conserved and enhanced (where the building is identified as a heritage asset on the Exmoor National Park Historic Environment Record proposals should be consistent with policies CE-S4 and CE-D3);**
   e) **reflects the character and significance of the building and conserves its traditional appearance through sensitive design and the use of traditional materials, detailing and construction principles, and**
   f) **maintains or replaces bat and barn owl roosts.**
2. **Conditions will be attached to remove permitted development rights granted by the General Permitted Development Order 1995 to ensure the character and appearance of traditional buildings are conserved.**
3. **New extensions to traditional buildings will only be permitted where they accord with the relevant policy in terms of the intended use and CE-S7 Design & Sustainable Construction principles.**
4. **The conversion of isolated traditional buildings that are not part of a building group, such as a farmstead or hamlet will only be permitted where it accords with the tests in this policy and the provisions set out in Policy RT-D6 for change of use to camping barns.**

NON-TRADITIONAL BUILDINGS

5.129. Modern buildings of non-traditional construction are generally built post-war. Where policies in this plan provide for the reuse of such buildings, proposals should demonstrate that there are no traditional buildings available for conversion or where traditional buildings that are present are unsuitable due to reasons of capacity, visual impact, landscape setting, wildlife interests or historic importance.

THE CONVERSION OF NON-TRADITIONAL BUILDINGS

5.130. Although there is a range of post-war buildings in the National Park, this category also includes modern agricultural buildings (SE-S3 Business Development in the Open Countryside). The fabrication and structural limitations of modern agricultural buildings can constrain the range of adaptive uses that may be suitable. However, certain employment or recreation uses can be acceptable where the existing building is of permanent construction and the proposed use will not require any substantial reconstruction. Furthermore, there should be no unacceptable impacts on the National Park, local amenity or the day to day operation of the farm or land-based business (SE-S3 Business Development in the Open Countryside). Opportunities to provide environmental and visual enhancement including through design, landscaping, and reducing the size of the building will be encouraged.

5.131. The reuse of a modern agricultural building should not necessitate the need for another agricultural building, and proposals for the reuse of agricultural buildings for non-agricultural purposes will be required to demonstrate why the building is redundant or no longer needed. Where permission is granted for reuse, conditions may be attached to withdraw permitted development rights for the construction of new farm buildings on the holding to prevent the proliferation of such buildings which can have a detrimental impact on landscape character.

5.132. Buildings that have been constructed for less than 10 years would not normally be considered for conversion and/or change of use. In such circumstances, the degree to which the building has been used for the intended agricultural purpose will be taken account of. Where the

National Park Authority has reasonable cause to believe that an applicant has, with the benefit of permitted development rights constructed a new farm building, with the intention of early conversion to another use, it will be appropriate to investigate the history of the building to establish whether it was ever used for the purpose for which it was claimed to have been built (SE-S3 Business Development in the Open Countryside).

CE-S6 PRINCIPLES FOR THE CONVERSION AND STRUCTURAL ALTERATION OF NON-TRADITIONAL BUILDINGS

1. **The conversion or structural alteration of non-traditional buildings will be permitted in accordance with relevant policies in the Plan if traditional buildings are considered by the National Park Authority to be incompatible with the intended purpose or no such buildings are present.**
2. **Proposals should demonstrate that:**
   a) **the building is of permanent and substantial construction and capable of conversion without significant reconstruction and alteration;**
   b) **the building is suitable for the proposed use including the proposed intensity of use in terms of its capacity, and structure;**
   c) **landscape character (CE-S1), wildlife interests (CE-S2), and cultural heritage (CE-S4) are conserved or enhanced through measures to provide environmental and visual enhancement, including maintenance or replacement of any bat and barn owl roosts that may be present; and**
   d) **the building incorporates design and sustainable construction principles consistent with policy CE-S7.**
3. **New extensions should accord with the relevant policy requirements in terms of the intended use and CE-S7 Design & Sustainable Construction Principles.**

DESIGN AND SUSTAINABLE CONSTRUCTION PRINCIPLES

PURPOSE OF THE POLICY

5.133. Policy CE-S7 Design and Sustainable Construction Principles, sets out the principles guiding the design and construction of new development. It promotes high quality sustainable design which conserves and enhances the National Park by ensuring new development reflects and complements Exmoor's landscape and settlement character.

NATIONAL POLICY CONTEXT

5.134. High quality development, achieved through good, inclusive design and efficient use of resources[142], is firmly embedded in national planning policy as a key element of achieving sustainable development to improve the character and quality of a place**;** contributing to the improvement of places for people with good standards of amenity to create attractive places to live, work and visit. The design of developments should respond to local character, reflect local surroundings and materials, to establish a strong sense of place whilst not discouraging appropriate innovative design.

5.135. Good architecture and appropriate landscaping are important elements of the overall design to integrate new development into the natural, built and historic environment , whereas the safety, accessibility and overall inclusiveness of the design is acknowledged as going beyond aesthetic considerations to address connections between people and place.

CONTEXT

5.136. Within the National Park development patterns and forms should respond to Exmoor's traditional vernacular style. All development should be of high quality, attractive and well-designed so that it works well in the long term by paying attention to detail; giving consideration to layout, orientation, siting, density, scale, materials, landscaping, architectural detailing and conserves and enhances the area.

DESIGN STANDARDS FOR HOUSING

5.137. Good design should also address the relationship between people and place and how people move between areas and access employment and other key services. Developments should be safe and accessible for people who live, work and visit and should, where appropriate provide benefits for health and well-being such as open space for recreation, footpaths, and cycle ways. Secured by Design[143] aims to design out crime through a number of principles for new development including: layout, landscaping, linking with its surroundings, and natural surveillance.

5.138. Design principles should also address social and environmental concerns, to ensure that buildings are safe, accessible and user-friendly. Policy HC-S1 Housing seeks to ensure that new residential development meets the Lifetime Homes[144] Standard. This standard is a set of 16 criteria that aim to provide solutions to enable good design that is functional, enables independence and improves quality of life. A Lifetime Home will introduce adaptability into the housing design and layout so that homes are able to suit the changing needs of households.

FORM, CHARACTER AND LAYOUT

5.139. The design of new development should reflect or reinterpret the traditional vernacular found on Exmoor. Although there may be particular circumstances which may direct a traditional response, it is considered that new development should be 'of its time, ' it is important that innovative and contemporary designs should reinforce local distinctiveness to ensure that new buildings and development successfully fit in with their context, and continue to inspire building designs of exceptional quality in the future.

5.140. The design of new development will therefore be expected to be of the highest quality with some flexibility in terms of how this achieved – for example traditional materials, such as slate

[142] NPPF 2012 DCLG

[143] Secured by Design Principles 2004 - Association of Chief Police Officers (ACPO)

[144] www.lifetimehomes.org.uk

and local building stone, could be used in an innovative, contemporary design; or other natural, sustainable materials could be used in a traditional Exmoor layout and arrangement (e.g. a traditional one-and-a-half storey cottage with timber shingles and hemcrete walls).

EXTENSIONS

5.141. Where extensions to existing buildings are proposed, the design should usually ensure that such additions are subservient to the main building and that the roofline reflects the form and symmetry of the original. These measures ensure that the scale and massing of the extension are not disproportionate to the original, and do not over dominate the setting of the building in its wider context.

5.142. Proposals to extend traditional buildings should have particular regard to the historic character and architectural interest of the building through use of traditional materials and detailing that reflect the vernacular of the original building. Extensions that are clearly residential in nature, such as conservatories and porches, are considered to be inappropriate additions to those traditional buildings which were built for non-residential purposes, particularly those associated with farms[145].

LANDSCAPE CHARACTER, DENSITY AND CAPACITY

5.143. Development should enhance local landscape character (see policy CE-S1) and distinctiveness by ensuring that development takes account of landscape in terms of topography, existing landscape elements, and aspects. Landscape character assessments can help achieve this by evaluating key design features such as materials and arrangements of buildings.

5.144. Vernacular architecture has a strong relationship with landscape character and reinforces local distinctiveness, whilst providing a basis for the design of new development. Where there are variations in underlying geology and landform, there are identifiable links between the siting, design and materials of buildings in landscape character types and/or areas. The scale and proportion of buildings on Exmoor has generally been determined by the limitations of topography, local building materials and construction methods which has established a scale and form which the design of new buildings should reflect.

5.145. Exmoor's buildings and settlements have generally developed 'organically' over time, and the centre of many Exmoor towns and villages have high building densities. As a priority, the density of new development will be based upon a contextual approach to reflect the density of existing historic patterns of development to help secure the conservation and enhancement of Exmoor's built environment; this should also ensure the efficient use of land whilst ensuring there is sufficient private and/or public open space nearby. Some post-war and modern developments have failed to reflect the layout and density of existing settlement patterns and this has resulted in the detrimental 'suburbanisation' of some parts of Exmoor's settlements.

5.146. A Landscape Sensitivity Study[146] was produced as part of the evidence base for the Local Plan – it has assessed the capacity for small scale housing development over the long term within or adjacent settlements. Policies guiding the direction of new development and future housing (Policies GP4 and Section 7 Thriving Communities respectively) will be informed by this study. The Landscape Sensitivity Study includes design recommendations in terms of scale, layout and massing within some areas of low or moderate sensitivity. Proposals will be expected to incorporate these recommendations. The use of design briefs will be encouraged within moderate areas of sensitivity in National Park settlements, as identified by the study. This will help to ensure that the highest standards of design are achieved, and will be exemplars for future small scale housing development on Exmoor.

STREET DESIGN

5.147. The design of streets has a significant influence on the layout and setting of a development. Streets are distinct from roads, in that the importance of 'place' is the primary focus, rather than movement. The design of new streets in association with development is relatively limited in the National Park due to the low levels of development overall, and fewer schemes that

[145] Conversion of Traditional Farm Buildings: A Guide to Good Practice - English Heritage (2006)

[146] Exmoor National Park Landscape Capacity Study 2011

require new highway/street infrastructure. However, the materials, scale and proportion of new streets and their relationship with buildings will be fundamental to the success of the final design and its contribution to local distinctiveness. Streets should be designed to reflect local designs and details, and respond to the historic form and layout of existing streets[147]. Surface materials are significant in helping to reinforce local distinctiveness, and may also be used sympathetically to delineate shared spaces where pedestrians have priority over traffic.

5.148. The excessive or insensitive use of highway signage and other street furniture has a detrimental impact on the success of the street as a place. Within the National Park it is particularly important to limit the visual impact of highway infrastructure such as the inappropriate use of kerbing, signs, road markings and street furniture which can have a detrimental urbanising effect on Exmoor's high quality built and natural environment[148].

5.149. The traditional streetscape character of existing streets in settlements across the National Park is an important part of Exmoor's built heritage. The particular features that contribute to the streetscape will vary according to the settlement form and pattern, landscape character and underlying geology. Proposals should conserve or enhance the streetscape through positively reinforcing traditional features including boundary treatments such as hedgerows or stone walls. The removal of such features should be avoided where it would individually or cumulatively impact on the streetscape.

LANDSCAPING

5.150. The landscaping of a site, including tree and shrub planting can help to ameliorate the impact of new development on landscape character. Such works can also have benefits for wildlife and enhance biodiversity. They can also provide shelter to help reduce heat loss from buildings, and shade to help with cooling - contributing to the sustainability of the development. Landscaping Details have to be provided with the submission of development proposals for outline and full planning permission and for the approval of reserved matters. This should illustrate details relating to the retention of existing trees, hedges and vegetation, in addition to the long term structural planting and maintenance[149]. An assessment of landscape proposals is also required as part of the Design and Access Statement (please see para 5.164 below).

MATERIALS, DESIGN ELEMENTS & DETAILING

5.151. The use of traditional, natural materials is critical in ensuring that the appearance of new developments conserves and enhances the quality and character of the built environment. The National Park Authority will therefore expect the use of traditional vernacular materials such as natural slate and combed wheat reed thatch for roofs, building stone and/or lime render for walls. Lime based materials including lime mortar and render should always be used for new development built of stone or for conversions of traditional buildings. These natural materials traditionally used on Exmoor take on a 'weathered' appearance with time which is aesthetically pleasing.

5.152. It is clear from extensive consultation, that many people favour natural sustainable materials, especially those that can be sourced relatively locally. There is some cross over between traditional materials and local sustainable materials, such as local sources of building stone, and wheat reed for thatch and where available, local sources of such materials should be sought. Policy CE-S8 encourages the working of small scale quarries to provide local sources of building stone within the National Park.

5.153. Other local sustainable materials identified[150] include: timber, earth and cob, straw bales, and green roofs. There is an opportunity to derive both an economic benefit to the Exmoor area by sustainably exploiting these local building materials, and to enable a reduction in carbon emissions by using materials which are derived locally and minimally processed. Limestone quarries operate mainly on the Mendips in Somerset, and lime-based materials (for lime render or putty) can be sourced within Somerset and Devon.

5.154. Timber is one of the most versatile materials as it can be used structurally, as cladding, and as roofing shingles. The National Park Authority will encourage the use of natural sustainable

[147] Streets for All – South West: English Heritage, Department for Transport, Cleaner Safer Greener Communities 2005
[148] Manual for Streets; Department of Transport 2007
[149] Requirements for the Submission of Planning and Other Applications (Exmoor National Park Authority)
[150] Audit of Local Sustainable Construction Materials in the Greater Exmoor Area

materials in the design of new developments particularly where local sources of such materials are used. The use of locally sourced materials and sustainable construction methods can also benefit the local economy by encouraging existing land based businesses to diversify (e.g. timber processing or farming businesses) and new businesses to be created.

5.155. In some cases, painted corrugated metal sheeting may be an appropriate traditional material for instance for roofing small buildings such as sheds and garages. Sustainable building materials which are formed from reconstituted or recycled materials are supported in principle, however they will be considered in terms of their impact on local distinctiveness and their contribution to the built character of the area.

5.156. Some materials are not considered appropriate in the National Park for aesthetic and environmental reasons. The National Park Authority expects that windows and doors should be made of timber since this is a both a traditional and sustainable local material which has the potential to be grown locally. Timber detailing (windows, doors, weatherboards etc) when in hardwood or pre-treated, can be repaired and have a long lifespan. There are examples of wooden windows on Exmoor which have lasted for well over 100 years. Other materials may be considered in exceptional circumstances (e.g. in the case of some minor extensions to post-war/non-traditional buildings where existing materials may indicate such consideration) where it can be demonstrated that there will be no adverse impact on local character and the design is of the highest quality.

5.157. The treatment of individual design elements is of critical importance to a successful overall design and should be considered once the character of an area has been adequately assessed and key principles of scale massing and form have been addressed. The use of materials and detailing of elements such as doors and windows will have a significant bearing on how well a new development blends with its surroundings. The National Park Authority will seek to ensure that such detailing will enhance the design of the development; doors and windows in particular will be expected to be timber and in a style and arrangement which contributes to and strengthens the local character.

SUSTAINABILITY STANDARDS

5.158. Sustainable design and construction techniques are fundamental to achieving development which takes a long term approach to minimising impacts on the environment and adapting to environmental change. This includes minimising energy use through energy efficiency measures and incorporating renewable energy systems (see CC-S3 Low Carbon & Renewable Energy).

5.159. The Code for Sustainable Homes and BREEAM (Building Research Establishment environmental assessment method) are widely recognised sustainability standards for residential and non-residential developments. Each uses a rating system with minimum standards to be achieved for each rating. Benefits to the environment are achieved through reduced greenhouse gas emissions, better adaptation to climate change, reducing consumers overall environmental footprint. Proposals that incorporate these nationally prescribed standards will be supported where they are consistent with good design.

5.160. The efficient use of resources is an important principle of sustainable construction; re-using existing buildings or building materials for example reduces the need to manufacture and/or win new materials for construction and therefore reduces the contribution to climate change. Sharing services and facilities on larger developments helps to ensure the efficient use of resources and can reduce the visual impact overall. Maximising the site's resources and incorporating passive design techniques also makes effective use of natural energy resources through ground and air source heating, natural daylight, solar energy and heat gain, ventilation and cooling.

5.161. Sustainability standards include water conservation measures and adaptation to the threat of increasing risks from various forms of flooding (policies CC-D1 Flood Risk and CC-D3 Water Conservation) – taking into account the long term impacts of climate change. Water conservation technology can vary to relatively simple low-tech measures to installing grey water systems in buildings – helping to minimise the volume of potable water used by homes and businesses. In terms of flood risk adaptations, the implementation of on-site sustainable drainage systems (SuDS) is an important technique to manage surface water run-off through softer engineering solutions that are similar to natural drainage systems and have wider

environmental benefits including: providing wildlife habitats, and minimising environmental damage and diffuse pollution[151].

5.162. Design principles incorporate and support sustainable building methods that help reduce carbon emissions and future-proof against the impacts of climate change[152]. National planning guidance advises that when setting local requirements for sustainable construction, Local Planning Authorities must be consistent with the Government's zero carbon buildings policy and adopt nationally prescribed standards[153]. Adopting these standards not only improves the sustainability of buildings in the long term but also impacts on affordability by reducing/lowering the running costs.

5.163. In light of proposed changes to Building Regulations, and the low levels of development within the National Park, it is not considered to be practical to set local requirements for sustainable construction. Proposals for new residential and non-residential development are encouraged to incorporate sustainable construction and passive design methods which not only address energy efficiency and seek to incorporate renewable energy technologies, but consider other sustainability issues such as waste, pollution, resource use, and health and well-being. Consultation has demonstrated clear support for incorporating sustainability requirements in new development, and reusing existing buildings and materials where appropriate (policies CE-S5 and CE-S6).

DESIGN & ACCESS STATEMENTS

5.164. Design & Access Statements (DAS) are required to accompany planning applications for major developments, one or more dwellings, or buildings with a floorspace of 100sqm or greater. The DAS should explain the design principles and concepts that have been applied to the proposed development as well as explaining how everyone will be able to use the proposed building or development. These statements provide developers and designers with an opportunity to demonstrate their commitment to good design, particularly how the development incorporates the key design principles set out in Policy CE-S7 below. Applicants should refer to the Exmoor Design Guide for further guidance.

5.165. Policy CE-S7 applies to all types of development except agricultural and forestry buildings; the design aspects of which will be considered under policy SE-S4 Agricultural and Forestry Development. In relation to the conversion of existing buildings proposals should accord with the principles set out in policies CE-S5 and CE-S6.

[151] Environment Agency Policy (revised draft) – Sustainable Drainage Systems (SUDS) 2002

[152] Paras 94, 95 NPPF 2012 DCLG

[153] Zero Carbon Strategies – Zero Carbon Hub 2013: The Government's aim is to achieve higher sustainable building standards through amendments to building regulations which will result in Zero Carbon Homes standard by 2016. Amendments to Part L of Building Regulations (Conservation of Fuel and Power) are expected in 2016 to meet on site targets for zero carbon homes by improving the energy efficiency of new homes and increasing use of low and zero carbon technologies, whilst any remaining emissions can be met through Allowable Solutions (paying into a carbon fund or investing in carbon saving projects associated with the development)

E-S7 DESIGN AND SUSTAINABLE CONSTRUCTION PRINCIPLES

1. **Development proposals should deliver high quality sustainable designs that enhance the local identity and distinctiveness of Exmoor's built environment and landscape character and in doing so applicants will be expected to demonstrate the following design principles:**
   a) **All development should positively contribute to its setting in terms of massing, scale, height, orientation, density and layout.**
   b) **The materials and design elements of a building must be sympathetic to and reflect the identity of the local vernacular context.**
   c) **Design should reinforce landscape character and the positive arrangement of elements within the landscape in the design of new development including: planting and landscaping schemes, boundary treatments and surfacing. Existing elements such as trees, hedges and stone walls should be retained particularly where they are important features in the streetscape and/or characteristic of the local area.**
   d) **Development should incorporate measures which maintain, promote or restore biodiversity.**
   e) **Design should have regard to health and well being and ensure that sufficient public and/or private space is provided or available, and footpaths and cycleways are incorporated where appropriate.**
   f) **The layout and design of new streets and associated infrastructure should respond to local character and the scale, and proportions of the historic street pattern.**
   g) **The use and activity of the new development should not detrimentally affect the amenities of surrounding properties and occupiers including, overlooking, loss of daylight, overbearing appearance, or other adverse environmental impacts.**
   h) **The design and layout of new development should have regard to improving safety and reducing opportunities for crime. Residential developments of five or more dwellings should have regard to Secured by Design principles, where this complies with policy CE-D1 Protecting Exmoor's Dark Night Sky.**
   i) **Development should reinforce inclusive design and accessibility.**
   j) **Where possible, waste and resource use should be minimised through the reuse of materials and buildings, water efficiency, management of site waste, and provision of adequate storage and recycling facilities.**
   k) **All residential and non-residential developments should demonstrate the integration of passive design and sustainable construction methods to improve or generate energy efficiencies, reduce carbon emissions and future proof development against climate change impacts, including flood risk by incorporating measures such as sustainable drainage systems.**
   l) **New additions or extensions to existing buildings should accord with the relevant policy considerations in terms of the existing or proposed use of the building, and will only be permitted where :**
      i) **they will complement the form, character and setting of the original building;**
      ii) **the extension is appropriate in terms of scale and massing;**
      iii) **the roofline of any extension respects the form and symmetry of the original building; and**
      iv) **extensions to traditional buildings reflect and will not compromise the historic significance, character and appearance of the original building through the sensitive design and use of traditional materials, detailing and construction principles; and ensure the architectural interest, historic fabric and features, and setting of the building are conserved and enhanced.**

ADVERTISEMENTS, SHOPFRONTS AND PRIVATE ROAD SIGNS

PURPOSE OF POLICY

5.166. The conservation of traditional signage and shopfronts is supported by Exmoor's consultation evidence and advertisements can be important for the local economy. Policy CE-D4 sets out the approach for considering proposals for advertisements, shopfronts and private road signs as many of the same considerations apply to these types of proposals. It seeks to ensure that, individually and/or cumulatively they are consistent with the conservation and enhancement of the National Park and its special qualities.

NATIONAL CONTEXT

5.167. National Policy recognises that poorly placed advertisements can have a negative impact on the built and natural environment. The control of advertisements should be subject to control in the interests of amenity and public safety, this includes cumulative impacts[154]. Not all advertisements require planning permission; the different classes of advertisement and controls including guidelines for National Parks, Special Areas of Advertisement Control and Conservation Areas are set out in regulations[155,156].

CONTEXT

5.168. The replacement or alteration of advertisements, shopfronts and private road signs may have a considerable impact on the surrounding area in terms of amenity and public safety. Avoiding the proliferation of advertisements and signs helps ensure the protection of the National Park (CE-S1 Landscape Character, CE-S4 Cultural Heritage and Historic Environment). Joint signing/advertising schemes and the use of existing structures to help avoid unnecessary additional free standing signs will be encouraged.

5.169. Tranquillity is a special quality of the National Park which includes the low level of noise pollution and Exmoor's dark night sky[157]. The protection of Exmoor from light and noise pollution was also supported through consultation[158]. To ensure the protection of this important asset, noise level will be a consideration in determining planning applications and regulation[159] of artificial lighting including those by illuminated advertisement will be applied. Additional controls usually apply to display on listed buildings and on the site of a scheduled ancient monument, as almost all development proposals in such cases will require listed building or scheduled ancient monument consent in addition to any advertisement control (CE-S4 Cultural Heritage and Historic Environment, CE-D3 Conserving Heritage Assets). The National Park Authority encourages early discussions on any proposals, which will include advice on whether permission may be required.

ADVERTISEMENTS

5.170. Advertisements are an important way of attracting customers and supporting the visitor trade, thereby helping the local economy. By their nature they are designed to attract attention but need to be carefully managed to ensure that, individually and/or cumulatively they are compatible with the context of Exmoor.

5.171. At present the whole of the National Park outside the centres of Dulverton, Lynton/Lynmouth and Porlock has been designated as an Area of Special Advertisement Control[160]. This designation enables the National Park Authority to apply additional controls over the siting and appearance of most kinds of advertisements to ensure they are compatible with the

[154] NPPF 2012 DCLG

[155] For guidance on what advertisements require planning permission, restrictions and guidance please see Town and Country Planning (Control of Advertisements) (England) regulations (2007, DCLG)

[156] The term advertisement in this context includes: "any word, letter, model, sign placard, board, notice, awning, blind, device or representation, where illuminated or not … used wholly or partly for … advertisement, announcement or direction any hoarding or similar structure … and anything else … used, … designed or adapted …for use for the display of advertisements" – 336(1) of the 1990 Act, as amended by section 24 of the Planning Compensation Act (1991)

[157] Please refer to CE-D1: Dark Sky for further information

[158] 2010 Your Future Exmoor Community Consultation

[159] Town and Country Planning (Control of Advertisements) (England) Regulations (2007)

[160] As Defined under Section 221 of the 1990 Town and Country Planning Act

surrounding area. This includes that applicants must demonstrate a reasonable requirement for an advertisement, stricter limits on the height and size of some advertisements and that some classes of advertisement may not be displayed[161].

SHOPFRONTS

5.172. Traditional shopfronts play an important role in contributing to the character and historic environment of Exmoor's settlements and for this reason, the National Park Authority will seek their retention in principle and restoration will be encouraged over replacement. In considering restoration of traditional shopfronts, or the provision of new, the replacement of or alterations to non-traditional shopfronts, the use of vernacular design, traditional materials and proportions appropriate to the scale of the building and its surroundings will be required to conserve or enhance the architectural character of buildings and the overall visual quality of the street scene.

PRIVATE ROAD SIGNS

5.173. Certain visitor attractions are eligible to use the Highway Authority's 'white on brown' tourist signs which are authorised by the Highway Authority, the National Park Authority are consulted on individual proposals which use this type of signage. Private road signs that are ineligible for Highway Authority signing are also recognised as an important means of advertising tourist and visitor enterprises by giving advance warning and directions. They too need to be individually and/or cumulatively managed to ensure they are compatible with the National Park purposes.

CONSIDERATIONS FOR PROPOSALS

5.174. If planning permission is required the National Park Authority will take into consideration amenity, and public safety issues. Applications will be closely examined to ensure the proposal is consistent with the area's designation as a National Park and, where applicable, special areas of advertisement control and/or conservation area.

AMENITY THROUGH DESIGN

5.175. Design which includes the size, scale, proportions, siting, positioning, colour, size of lettering or symbols, amount of text and type of materials used, will be controlled in the interests of amenity and/or public safety. Regulations state that advertisements should respect the landform and quality of the immediate surroundings including the natural contours, landscape character and background features against which they will be seen[162]. For this reason and to conserve and enhance the National Park, advertisements, shopfronts and private road signs should be designed to harmonise with the local area and setting and to reflect the high quality environment of the National Park. Advice is provided in the Design Guide on how best to achieve sympathetic design[163]. On occasions this may require a change to standardised corporate signage. A further consideration will be to ensure that the proliferation of individually acceptable advertisements does not harm the appearance of the area. Amenity considerations should also include maintaining advertisements to a high standard.

PUBLIC SAFETY

5.176. In determining applications consideration must be given to the safe use of advertisements, shopfronts and private road signs and any impacts on transport including road users and pedestrians. In achieving its purpose to attract attention, consideration will also be paid to whether the advertisement, shopfront or private road sign itself or location proposed is likely to be so distracting or confusing that it creates a hazard or presents a danger to people in the vicinity. It should be kept in a safe condition and be removed safely when required. Crime prevention and detection are also relevant factors[164].

[161] Please refer to the DCLG and ENPA websites for more information

[162] Town and Country Planning (Control of Advertisements) (England) Regulations (2007)

[163] Please refer to ENPA website

[164] Further information on amenity and public safety considerations are provided by: Circular 03/07, Town and Country Planning (Control of Advertisements) (England) Regulations 2007 DCLG

CE-D4 ADVERTISEMENTS, SHOPFRONTS AND PRIVATE ROAD SIGNS

1. Traditional shopfronts will be retained and restoration will be encouraged where appropriate. Advertisements, restoration of *traditional* shopfronts or the provision of new, the replacement or alteration to *non-traditional* shopfronts, and private road signs will be permitted where it can be demonstrated that:

a) there will be no adverse individual or cumulative impact on the character and distinctiveness on both the locality and the National Park as a whole with regard to both visual amenity and tranquillity;

b) the size, scale, colour and siting are appropriate and the materials and design are of a high standard which conserve or enhance the character and appearance of the host building or site, the wider streetscape and landscape;

c) opportunities are taken to enhance existing buildings or the landscape through the redesign or removal of existing advertisements or fascia as appropriate; and

d) there will be no detrimental impact on public safety.

MINERALS

Objective 5. *To ensure that the built tradition, character, distinctiveness and historic character of Exmoor's settlements, buildings, farmsteads, landscapes, archaeological sites and monuments is conserved and enhanced and that the cultural heritage of Exmoor is protected through the careful management of development.*

Objective 6. *To encourage new development to use local materials, sustainable building design and methods, in ways that contributes to the distinctive character and cultural heritage of Exmoor.*

Objective 7. *To conserve and enhance Exmoor's natural resources and to improve air and water quality, conserve water resources, ensure soils are in good condition, maximise carbon storage, and minimise pollution.*

PURPOSE OF THE POLICIES

5.177. The National Park Authority is the Minerals Planning Authority within the National Park and is responsible for determining applications for minerals related development. Despite a long history of mineral extraction on Exmoor there are, at present, no operative mines or quarries within the National Park although stone is always in demand and deposits of silver, lead, copper and iron ore, in particular, may still exist. In addition, there are a number of disused quarries on Exmoor which were primarily used for local building stone. Policies therefore seek to encourage the small scale working or reworking of quarries, building and roofing stone.

5.178. Many of Exmoor's older buildings were constructed of the local Devonian Sandstone. However, due to the geology of Exmoor other stone is used at various localities – in the Lynton area grey sandstone was used and 'new red' sandstones in the eastern area of the National Park. Softer sandstones were also quarried near Porlock.

NATIONAL POLICY CONTEXT

5.179. The National Parks Circular[165] recognises that National Parks are a source of some minerals, including certain building stone and small quarries which provide building materials to maintain the character of the local built heritage. Quarry works may also provide employment within the Park boundary. It is important therefore that the need for minerals and the impacts of extraction and processing on people and the environment are managed in an integrated way.

5.180. The Government adopts a sustainable approach to minerals development and recognises the importance of a sufficient supply of material to provide infrastructure, buildings, energy and goods that are required. The National Planning Policy Framework recognises that since minerals are a finite natural resource, and can only be worked where they are found, it is important to make best use of them to secure their long-term conservation. This can be achieved by adopting a hierarchical approach to minerals supply, which aims firstly to reduce as far as practicable the quantity of material used and waste generated, then to use as much recycled and secondary material as possible, before finally securing the remainder of material needed through new primary extraction. Minerals development is different from other forms of development because minerals can only be worked where they naturally occur. Potential conflict can therefore arise between the benefits to society that minerals bring and impacts arising from their extraction and supply.

CONTEXT

5.181. Large scale mineral extraction is not appropriate in the National Park as it would have an adverse impact on National Park purposes. The Exmoor National Park Authority seeks to ensure sufficient levels of permitted reserves are available from outside National Parks owing to the major impact of modern mineral extraction on the landscape, wildlife, cultural heritage, public enjoyment and local communities. The National Park has therefore been working with both Devon and Somerset County Councils to ensure the needs of the Exmoor National Park are taken into account in their minerals planning including that the Local Aggregate Assessment for Somerset and Devon includes the National Park as appropriate.

[165] Paras 141-145 The National Parks and the Broads Vision and Circular 2010

5.182. Small scale minerals extraction in the National Park could enable the provision of materials necessary for preserving traditional buildings and for maintaining and enhancing the character of settlements and the landscape of the National Park. Consultation has indicated the need for local building material for the conservation and repair of buildings and structures of historic and cultural importance. Both national policy and policies within this plan encourage developers to use traditional local materials in development proposals. Some materials can be salvaged while quarries just outside the National Park are another valuable source. However, these options are not always practicable, economic or suitable. Stone, for instance, is most appropriate when it is of the same composition as nearby traditional building stone. To achieve a supply of local building stone the National Park Authority will provide for the small-scale mineral extraction or the reopening of disused quarries in appropriate circumstances. Consideration will need to be given on how to meet any demand for small scale extraction of building stone at, or close to, relic quarries needed for the repair of heritage assets, taking account of the need to protect designated sites. In accordance with government guidance it is recognised that there will be a need for a flexible approach to the potentially long duration of planning permissions reflecting the intermittent or low rate of working at many sites.

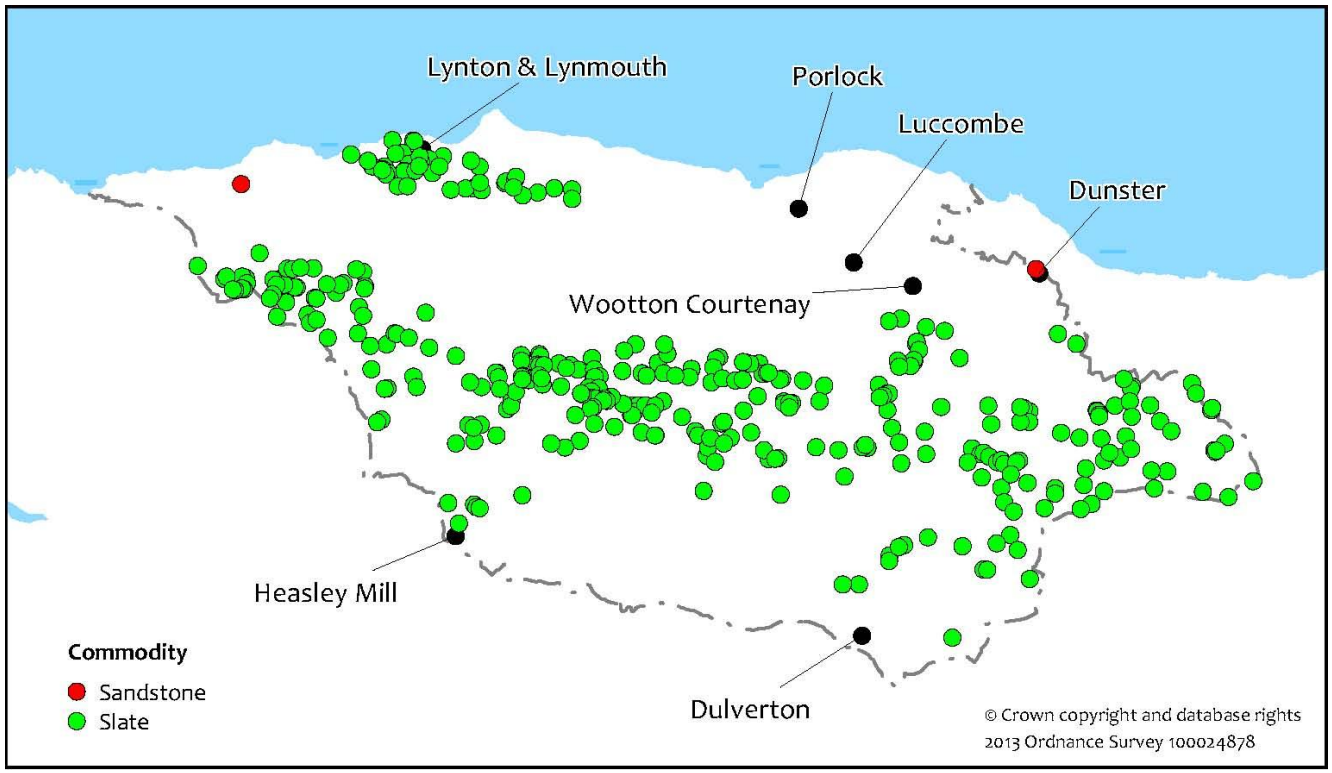
5.183. All proposals will be subject to a requirement to include a scheme for high quality restoration and aftercare of the worked land. Such schemes should seek to achieve the conservation and enhancement of the National Park including for geodiversity and biodiversity, in accordance with policy CE-S2, native woodland, historic environment and quiet enjoyment of its special qualities. Large scale mineral extraction will be regarded as major development and will therefore be considered against Policy GP3 (Major Development). In the past the National Park Authority has received proposals for mineral exploration which generally have involved drilling. Such proposals will need to be assessed against the General Policies in Section 4 and Policy CE-S8 below.

5.184. In accordance with Government Policy, the National Park Authority has defined Minerals Safeguarding Areas which are set out on the Proposals Maps. Minerals Safeguarding Areas, are known locations of specific minerals resources of local and national importance, and are identified to ensure that they are not needlessly sterilised by non-mineral development, whilst not creating a presumption that resources defined will be worked. However, there is no presumption that applications to extract the mineral resources defined in Minerals Safeguarding Areas will be granted permission. Neither does a Minerals Safeguarding Area automatically preclude other forms of development. What it does, is draw attention to the presence of important mineral resources and make sure that they are adequately and effectively considered in land-use planning decisions. Policy CE-S8 will be applied in all land use and spatial planning decisions where an application for non-mineral development is proposed within defined Minerals Safeguarding Areas (see Map 5.5).

CE-S8 SMALL SCALE WORKING OR RE-WORKING FOR BUILDING AND ROOFING STONE

1. **Proposals for small scale quarries or the reworking of existing small quarries to provide building or roofing stone, including for the repair of heritage assets, will be permitted where it can be clearly demonstrated that they will contribute to meeting National Park purposes and where:**
   a) **there is a demonstrable need within the National Park and any minerals won will be for the sole use of the locality within the National Park;**
   b) **proposals would help to provide local employment and reduce 'stone' miles;**
   c) **there is suitable access and it is of a scale and design appropriate for its location in the National Park;**
   d) **it would not adversely affect the landscape character, wildlife, cultural heritage, geodiversity, special qualities, tranquillity, health or amenity of the National Park;**
   e) **there are no suitable sources of previously used materials that are reasonably available;**
   f) **the local building material cannot be sourced sustainably from elsewhere, including from outside the National Park, and the loss of supply would result in the devaluing of the built fabric of the National Park;**
   g) **permitted operations do not have unacceptable adverse impacts on the natural and historic environment or human health, including from noise, dust, visual intrusion, traffic, tip and quarry-slope stability, differential settlement of quarry backfill, mining subsidence, increased flood risk, impacts on the flow and quantity of surface and groundwater and migration of contamination from the site; and take into account any cumulative effects of multiple impacts of individual sites;**
   h) **recognise that some noisy short-term activities, which may otherwise be regarded as unacceptable, are unavoidable to facilitate minerals extraction. But ensure that any unavoidable noise, dust and particle emissions and any blasting vibrations are controlled, mitigated or removed at source, and establish appropriate noise limits for extraction in proximity to noise sensitive properties;**
   i) **any waste materials from extraction will be re-used or recycled. The details of which must be included with the planning application; and**
   j) **a scheme for restoration and after-use of the site carried out to high environmental standards, through the application of appropriate conditions where necessary, based upon conservation and enhancement of geodiversity and biodiversity, the historic environment and quiet enjoyment, will form an integral part of the proposal and will be sought at the earliest opportunity.**
2. **Conditions may be applied to limit the annual extraction rate.**
3. **Development which would compromise the future extraction of important building stone at existing or former quarries will not be permitted.**
4. **Planning permission will be granted, subject to this policy and other policies within this Plan, for non-mineral development within Minerals Safeguarding Areas where:**
   a) **the mineral can be extracted satisfactorily prior to the development taking place; or**
   b) **the development is of a temporary nature, can be completed and the site restored to a condition that does not inhibit extraction within the timescale that the mineral is likely to be needed; or**
   c) **there is an overriding need for the development.**

Map 5.5 Minerals Safeguarding Areas



CE-S9 MAJOR MINERAL EXTRACTION

1. **In accordance with national policy, proposals for large scale mineral extraction will not be permitted in the National Park unless in exceptional circumstances. Such proposals will be considered against the major development tests set out in policy GP3: Major Development, and should be demonstrated to be in the public interest before being allowed to proceed.**
2. **Where planning permission is granted for major mineral development, the development and all restoration should be carried out to high environmental standards, be in character with the local landscape and its natural features, and be subject to the following criteria:**
   a) **recognise that some noisy short-term activities, which may otherwise be regarded as unacceptable, are unavoidable to facilitate minerals extraction. But ensure that any unavoidable noise, dust and particle emissions and any blasting vibrations are controlled, mitigated or removed at source, and establish appropriate noise limits for extraction in proximity to noise sensitive properties;**
   b) **any waste materials from extraction will be re-used or recycled. The details of which must be included with the planning application; and**
   c) **a scheme for restoration and after-use of the site carried out to high environmental standards, through the application of appropriate conditions where necessary, based upon conservation and enhancement of geodiversity and biodiversity, the historic environment and quiet enjoyment. This will form an integral part of the proposal and will be sought at the earliest opportunity.**

   These matters will be subject to a planning obligation.

INTERIM DEVELOPMENT ORDERS

CONTEXT

5.185. Interim Development Order permissions were originally granted between 23 July 1943 and 1 July 1948, prior to full planning controls being introduced in 1948. The 1991 Planning and Compensation Act required Interim Development Order Permissions to be registered with the National Park Authority by 25 March 1992 or they would otherwise lapse. This provided a means of removing still valid planning permissions from sites where working had never started or long ceased but where re-opening could have serious environmental impacts beyond the control of the Planning Authority. Only one such site, at Barlynch near Dulverton, was registered under this system.

5.186. The working of Barlynch Quarry cannot recommence until a scheme of operating and restoration conditions has been approved by the National Park Authority as the Minerals Planning Authority. There is no time limit for submission of an application for such approval.

CE-D5 INTERIM DEVELOPMENT ORDER PERMISSIONS

1. **Interim Development Order permissions will be subject to an environmental impact assessment that will determine a set of comprehensive conditions in order to mitigate and control any adverse impact on the National Park's landscape, wildlife, geodiversity, cultural heritage, other special qualities, its enjoyment or local communities of Exmoor and to ensure satisfactory restoration and after-care of the site. Particular regard will be paid to:**
   a) **the visual impact on the landscape;**
   b) **the potential effect on ecological, archaeological and historical features;**
   c) **the potential effect on the amenity of local communities or visitors in terms of noise, disturbance, traffic generation and pollution (including light and dust) and the quiet enjoyment of the National Park;**
   d) **the potential impact on the recreational use of the area; and**
   e) **hours of working.**