



**Local Plan 2011 – 2031
Publication Draft**

HABITAT REGULATIONS ASSESSMENT



May 2015



This report was prepared by Somerset County Council on behalf of the Exmoor National Park Authority, as the 'competent authority' under the Conservation of Habitats and Species Regulations 2010.

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1. Introduction

1. This report details the findings of a Habitat Regulations Assessment (HRA) of the draft publication Exmoor National Park Local Plan 2011- 2031. As the 'competent authority' under the Conservation of Habitats and Species Regulations 2010, the Exmoor National Park Authority is required to assess its draft publication Local Plan (referred to as the 'Local Plan') through the HRA process as policies in the plan can potentially affect Natura 2000 sites.
2. Natura 2000 sites, for the purpose of considering development proposals that may affect them, include European Sites - Special Protection Areas (SPA) classified under the EC Birds Directive 1979 and Special Areas of Conservation (SAC) and candidate Special Areas of Conservation (cSAC) designated under the EC Habitats Directive 1992, and, as a matter of Government policy, all Ramsar sites as if they are fully designated European Sites for the purpose of considering development proposals that may affect them.
3. The definition of 'Habitat Regulations Assessment' is simply an assessment, which must be appropriate to its purpose under the Habitats Directive and Regulations. According to The Conservation of Habitats and Species Regulations 2010, regulation 61 (1) before authorising a plan, which is likely to have a significant effect on a European site, and is not connected to the management of the site, the National Park Authority shall assess the implications for the site in view of its conservation objectives.
4. The purpose of HRA of land use plans is to ensure that protection of the integrity of European sites (Natura 2000 sites) is a part of the planning process at a regional and local level. The requirement for Habitats Regulations Assessment of plans or projects is outlined in Article 6(3) and (4) of the European Communities (1992) Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora (known as the 'Habitats Directive').
5. The Exmoor National Park Authority Local Plan, along with Neighbourhood Plans, form the statutory development plan for Exmoor National Park, including for minerals and waste development. The Local Plan links to the Exmoor National Park Partnership Plan which sets out Exmoor's special qualities, the long term vision, objectives and priorities to be achieved on Exmoor 2012 to 2017 and provides a framework for integrating the various activities of the National Park Authority and for stimulating and co-ordinating action by other agencies. The Partnership Plan vision and objectives are shared with the Local Plan.
6. The Exmoor National Park Authority Local Plan contains five general policies which will apply to all development within the National Park and should therefore be read in conjunction with all other policies in the Plan. Policy GP1 incorporates National Park purposes and defines sustainable development for Exmoor National Park. Policy GP2 sets out the tests for major development within the National Park. Policy GP3 sets out the spatial strategy for the National Park. It identifies 'named' settlements where the location and type of new development will be focused, and what type of development is permitted within the settlements identified under the distinct categories of Local Service Centres, Villages, and Porlock Weir (a community at risk of coastal change). Policy GP4 sets out the criteria to ensure the efficient use of land. Policy GP5 sets out the National Park's policies on the approach in the National Park to conditions, obligations and community levies to ameliorate

impacts from development.

7. Section 62 of the Environment Act also requires all relevant authorities to '*... have regard to the statutory purposes in exercising or performing any functions in the National Park and; if it appears that there is a conflict between those purposes, to attach greater weight to the purpose of conserving and enhancing the natural beauty, wildlife and cultural heritage of the area...*' This is known as the 'Sandford Principle'.
8. In pursuing National Park purposes, National Park Authorities are encouraged to '*...seek to foster the economic and social well-being of local communities within the National Park and shall for that purpose co-operate with local authorities and public bodies whose functions include the promotion of economic or social development within the area of the National Park*'.¹

2. Methodology

Process

9. The methodology used in this HRA follows that given in '*Draft Guidance for Plan Making Authorities in Wales: The Appraisal of Plans under the Habitats Directive*.' (David Tyldesley and Associates, 2012)
10. In the first stage of the assessment, the screening for likely significant effects, the HRA:
 - Identifies all European and Ramsar sites potentially affected.
 - States the conservation objectives of each European site potentially affected.
 - Acknowledges the plan is not directly connected with or necessary for site management of European sites
 - Considers any elements of the plan likely to have a significant effect on any interest feature in combination with other projects and plans, directly or indirectly
 - Considers the policies and proposals in the Local Plan and the effects that they may have on the identified European and Ramsar sites, estimating likely magnitude, duration, location and extent of these effects as far as they may reasonably be predicted at this level of plan making.
 - Assesses counter-acting measures that can eliminate uncertainties arising from the test of likely significant effect at this stage.
11. If a significant effect cannot be ruled out a Stage 2 Appropriate Assessment needs to be undertaken. This will consider:

¹ UK Government Vision and Circular English National Parks and the Broads, Defra, 2010

- The implications for each affected site in light of its conservation objectives, using the best information, science and technical know-how available
- Consider whether any possible adverse effect on integrity of any site could be avoided by changes to the plan, such as an alternative policy or proposal whilst still achieving plan's aims and objectives.

Precautionary Approach

11. When carrying out this screening, it must be viewed as a coarse filter and therefore a 'Precautionary Approach' has been taken in the assessment of significant effect. The EC Guidance sets out a number of principles as to how to approach decision making during the process. The primary one is the 'Precautionary Principle', which requires that the conservation objectives of Natura 2000 sites should prevail where there is uncertainty. In other words if the answer is 'don't know' an adverse impact is assumed. This is the case throughout the HRA process.
12. Once potential impacts have been identified, their significance will be considered. A judgement about significance is made in relation to the conservation objectives and targets using the Precautionary Principle.

Definitions

13. "Significant" is interpreted as an effect likely to adversely affect a Natura 2000 site's integrity. A useful definition of what a significant effect is contained in an English Nature guidance note² on the subject: "...any effect that may reasonably be predicted as a consequence of a plan or project that may affect the conservation objectives of the features for which the site was designated, but excluding trivial or inconsequential effects."
14. "Integrity" is described in ODPM Circular 06/2005³: Biodiversity and Geological Conservation as '*the site's coherence, ecological structure and function across its whole area that enables it to sustain the habitat, complex of habitats and/or the levels of populations of species for which it was classified*' (ODPM Circular 06/2005, para. 20).
15. Significance will vary from site to site according to conservation sensitivities and magnitude of the potential impact. Assessment is triggered by likelihood not certainty in line with precautionary principle. (European Communities, 2000) Therefore, the assessment considers whether effects are 'likely' and 'significant' and not every conceivable effect or fanciful possibility. The Waddensee tests are used:
 - Would the effect undermine the conservation objectives for the site?
 - Can significant effects be excluded on the basis of objective information?
16. Significant effects are also determined in-combination with other plans or projects and take account of cumulative effects.

² English Nature. 1999. *Habitats Regulation Guidance Note 3: The Determination of Likely Significant Effect under The Conservation (Natural Habitats &c) Regulations 1994.*

³ <https://www.gov.uk/government/publications/biodiversity-and-geological-conservation-circular-06-2005>

3. Characteristics and Description of the Natura 2000 Sites

Introduction

17. This section identifies which Natura 2000 sites are potentially affected
18. Special Areas of Conservation (SAC) are designated due to the presence or providing ecological support to habitats, listed in Annex I, and species, listed in Annex II of the Habitats Directive (92/43/EEC).
19. Special Protection Areas (SPA) are designated for bird species listed under Article 4 of the Birds Directive (79/409/EEC).
20. Ramsar sites are important wetland sites that have been designated under the Ramsar Convention on Wetlands 1971. Under Government policy, as set out in the National Planning Policy Framework, they are to be treated as Natura 2000 sites.

Identification of Natura 2000 sites

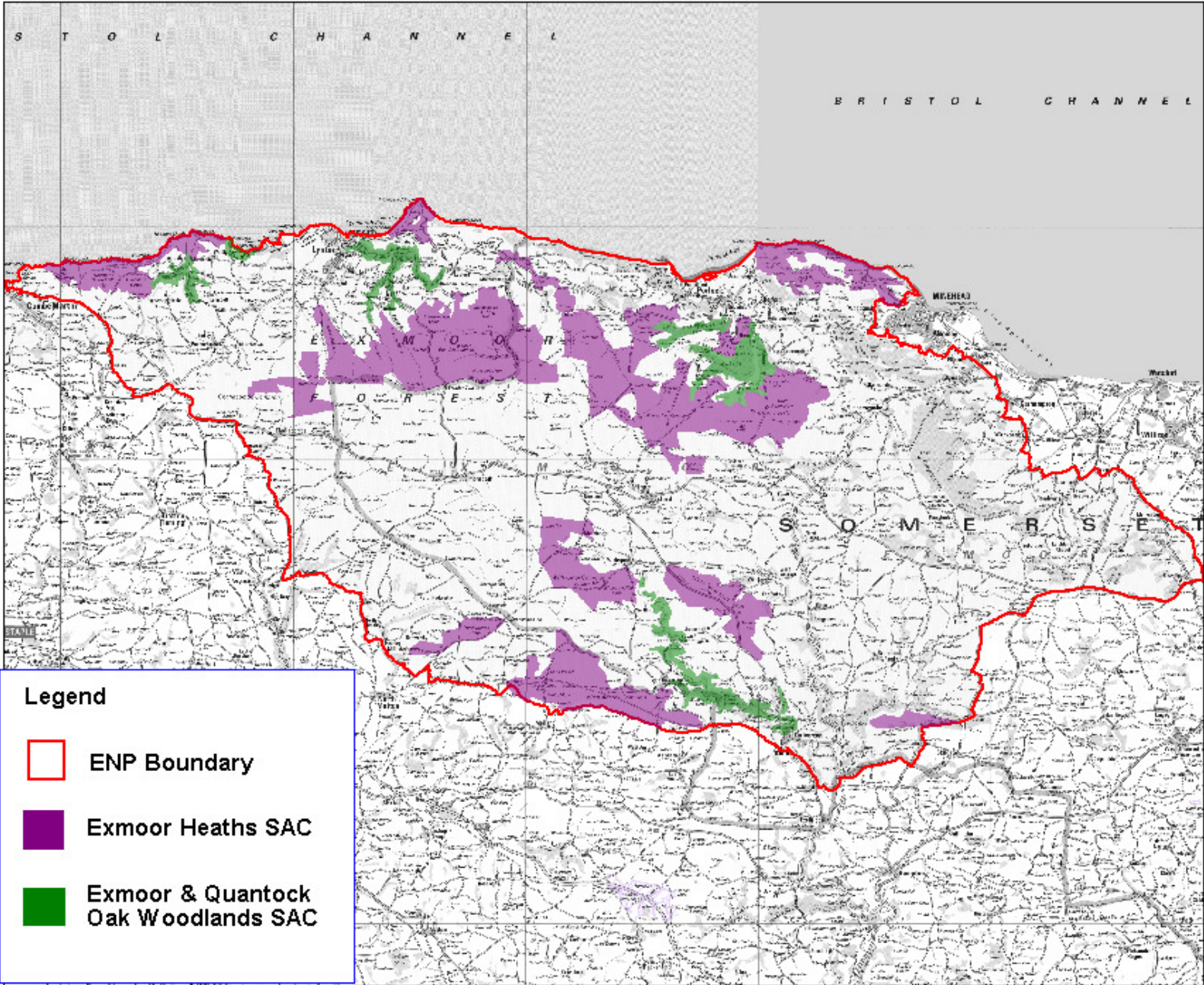
21. The following Natura 2000 sites have component sites present within the geographic area administered by Exmoor National Park Authority and are shown on Map1.
 - Exmoor and Quantock Oakwoods SAC
 - Exmoor Heaths SAC
22. A further review for other Natura 2000 sites potentially affected within 10 kilometres of the National Park boundary has been carried out in Table 1 through consideration of impacts identified in Chapter 4, such as such as from land use change to areas in the Park which nonetheless form part of the ecological functioning of the sites.

Table 1: Screening Natura 2000 Sites outside Somerset

Natura 2000 Site	Designated Features	Screening Conclusion
Culm Grasslands SAC	<i>Molinia</i> meadows, wet heath, marsh fritillary butterfly	Not included as SAC is not linked hydrologically to the National Park, it would not be influenced by improved walking and cycling access and infrastructure such as cycle ways and would not affect habitat within the dispersal range of marsh fritillaries (Fowles, 2003)
Holm Moor and Clean Moor SAC	Calcareous fens: alkaline fens; <i>Molinia</i> meadows	Not included as SAC is not linked hydrologically to the National Park

23. Natura 2000 sites outside the National Park have been excluded from the assessment and are therefore not shown on Map 1.

Map 1: Natura 2000 Sites



Ecological Zones of Influence

24. Natura 2000 sites are designated for both species and habitat features. Conservation objectives and targets relate to maintaining the integrity of these features. This section describes how 'Ecological Zones of Influence' (EZI) are arrived at for each of the Natura 2000 sites potentially affected by the implementation of the Core Strategy. These are areas outside the designated Natura 2000 site, which nonetheless if affected can adversely impact on the integrity of the site's conservation objectives. For example, bat flight lines and feeding areas supporting a designated roost site if lost may affect the viability of the population.
25. Habitats are affected directly from on-site loss due to damage or destruction from land use change. However, they can also be influenced by offsite factors such as hydrology. Where there are no significant off site requirements in maintaining a sites habitat the EZI is the same as the Natura 2000 sites boundary. However, sites affected by air pollution will be assessed by distances set out below. All flora species can be affected by airborne pollution, although some, such as lichens and bryophytes are more vulnerable.
26. Unlike habitats, species are not limited by the designated site boundary yet its integrity may depend on habitat several kilometres from the site. For each Natura 2000 site, where a qualifying species is listed as a feature, a description is given, the potential impacts, which are likely to affect that species population's integrity in terms of the site's nature conservation objectives, and the methodology of how the EZI is formed.
27. Finally all the EZI for each of a site's features, i.e. the site itself, its species and habitats, are combined into one EZI per site.

Conservation Objectives

28. Each Natura 2000 site has a set of conservation objectives for its qualifying features. The HRA is concerned with the effects of the Plan on the integrity of these.
29. With regard to the natural habitats and/or species for which the site has been designated; avoid the deterioration of the qualifying natural habitats and the habitats of qualifying species, and the significant disturbance of those qualifying species, ensuring the integrity of the site is maintained and the site makes a full contribution to achieving Favourable Conservation Status of each of the qualifying features.

Subject to natural change, to maintain or restore:

- The extent and distribution of qualifying natural habitats and habitats of qualifying species;
- The structure and function (including typical species) of qualifying natural habitats and habitats of qualifying species;
- The supporting processes on which qualifying natural habitats and habitats of qualifying species rely;
- The populations of qualifying species;
- The distribution of qualifying species within the site.

Description and Characterisation of Natura 2000 Sites

Exmoor Heaths SAC

Qualifying Features

- Northern Atlantic wet heaths with *Erica tetralix*
 - European dry heaths
 - Blanket bogs
 - Alkaline fens
 - Old sessile oak woods with *Ilex* and *Blechnum* in the British Isles; Western acidic oak woodland
30. Exmoor is representative of upland wet heath in south-west England. Exmoor Heath SAC is designated for the presence of **Northern Atlantic wet heaths with *Erica tetralix*** habitat, which predominates on gently-sloping and level ground. It is extremely variable in nature and has in places been modified by management, particularly burning.
31. Exmoor Heath SAC is also designated for the presence of **European dry heaths**, which are extensive.
32. A feature present along the north coast of Exmoor within the SAC is **Vegetated Sea Cliffs of the Atlantic and Baltic Coasts**. Vegetated sea cliffs are steep slopes fringing hard or soft coasts, created by past or present marine erosion, and supporting a wide diversity of vegetation types with variable maritime influence.
33. **Blanket bogs** are a feature of the Exmoor Heaths SAC. These extensive peatlands have formed in areas where there is a climate of high rainfall and a low level of evapotranspiration, allowing peat to develop not only in wet hollows but over large expanses of undulating ground.
34. **Alkaline fens** form another feature of the Exmoor Heaths SAC. They consist of a complex assemblage of vegetation types, characteristic of sites where there is tufa and/or peat formation with a high water table and a calcareous base-rich water supply. The core vegetation is short sedge mire (mire with low-growing sedge vegetation).
35. In conjunction with heaths this site also supports tracts of **old sessile oak woods**. These woods are rich in bryophytes, ferns (including *Dryopteris aemula*) and epiphytic lichens, the latter often associated with old pollards, since parts are former wood-pasture rather than the oak coppice that is more common with this type.

Table 2: Exmoor Heaths SAC Key Environmental Conditions

Qualifying features	Key environmental conditions to support site integrity
Northern Atlantic wet heaths with <i>Erica tetralix</i>	Air quality Soil conditions Hydrological conditions Appropriate management Control of inappropriate invasive species
European dry heaths	Air quality Appropriate management Soil conditions Control of inappropriate invasive species
Vegetated sea cliffs of the Atlantic and Baltic Coasts	Maintain exposure of the geological interest by allowing natural processes to proceed freely. Appropriate management
Blanket bogs	Appropriate management The control of inappropriate and invasive species. Hydrology Water quality Air quality
Alkaline fens	Topography Hydrology Drainage Water quality Soil conditions Appropriate management
Old sessile oak woods with <i>Ilex</i> and <i>Blechnum</i> in the British Isles	Appropriate woodland management Air quality

Ecological Zone of Influence

36. For the purposes of this assessment it is considered that the EZI lies entirely within the site boundary as any impacts are only likely to be from visitor pressure with the influence of the Local Plan.

Vulnerability

37. The site would be vulnerable to increasing visitor pressure from the Plan due to increasing the number of dwellings within the National Park and within surrounding district authorities including North Devon, West Somerset District Councils and Taunton Deane Borough Council resulting in rise in the local population, a proportion of who are likely to be attracted to areas of natural beauty, such as Dunkery Beacon. This site is also likely to be vulnerable to atmospheric deposition and eutrophication possibly from increased vehicle trips from visits to these sites. .

Exmoor and Quantocks Oak Woodlands SAC

Qualifying Features

- Old sessile oak woods with *Ilex* and *Blechnum* in the British Isles; Western acidic oak woodland
 - Alluvial forests with *Alnus glutinosa* and *Fraxinus excelsior* (*Alno-Padion*, *Alnion incanae*, *Salicion albae*); Alder woodland on floodplains
 - *Barbastella barbastellus*; Barbastelle bat
 - *Myotis bechsteinii*; Bechstein`s bat
 - *Lutra lutra*; Otter
- 39 This site supports extensive tracts of **old sessile oak woods** in conjunction with heath. They are rich in bryophytes, ferns (including *Dryopteris aemula*) and epiphytic lichens, the latter often associated with old pollards, since parts are former wood-pasture rather than the oak coppice that is more common with this type.
- 40 **Alluvial forests with alder and ash** comprises woods dominated by alder *Alnus glutinosa* and willow *Salix* spp. on flood plains in a range of situations from islands in river channels to low-lying wetlands alongside the channels. The habitat typically occurs on moderately base-rich, eutrophic soils subject to periodic inundation.
- 41 There are maternity colonies of **Barbastelle Bat** utilising a range of tree roosts in an area of predominantly oak woodland in the Horner Woods. Foraging areas can lie several kilometres from the roost sites.
- 42 There is also a maternity colony of **Bechstein`s bats**, which are the rarest species in England, located at Horner Wood.
- 43 **Otter** are found on all types of watercourse including canals, ponds, lakes and reservoirs. They use tiny ditches and streams including dry watercourses as regular commuting routes. They may also cross overland between watersheds and will short cut across bends in rivers. An otter`s territory is approximately 15 to 20 kilometres long or the length of three riverside parishes in Somerset (Pers.Com. James Williams, Somerset Otter Group; Karen Coxon)

Table 3: Exmoor and Quantocks Oak Woodlands Key Environmental Conditions

Qualifying features	Key environmental conditions to support site integrity
Old sessile oak woods with <i>Ilex</i> (holly) and <i>Blechnum</i> (fern) in the British Isles	Appropriate woodland management Avoidance of Air pollution
Alluvial forests with <i>Alnus glutinosa</i> (alder) and <i>Fraxinus excelsior</i> (ash)	Appropriate woodland management Maintenance of hydrological regime

Qualifying features	Key environmental conditions to support site integrity
Barbastelle bat <i>Barbastella barbastellus</i> Bechstein's Bat <i>Myotis bechsteinii</i>	Undisturbed roosts Woodland management Availability of decaying and veteran trees Maintenance and connectivity of habitats used as flight lines on and off site Feeding areas
Otter <i>Lutra lutra</i>	Maintenance of river water quality and flow Fish stocks Bankside vegetation Levels of disturbance

Ecological Zone of Influence

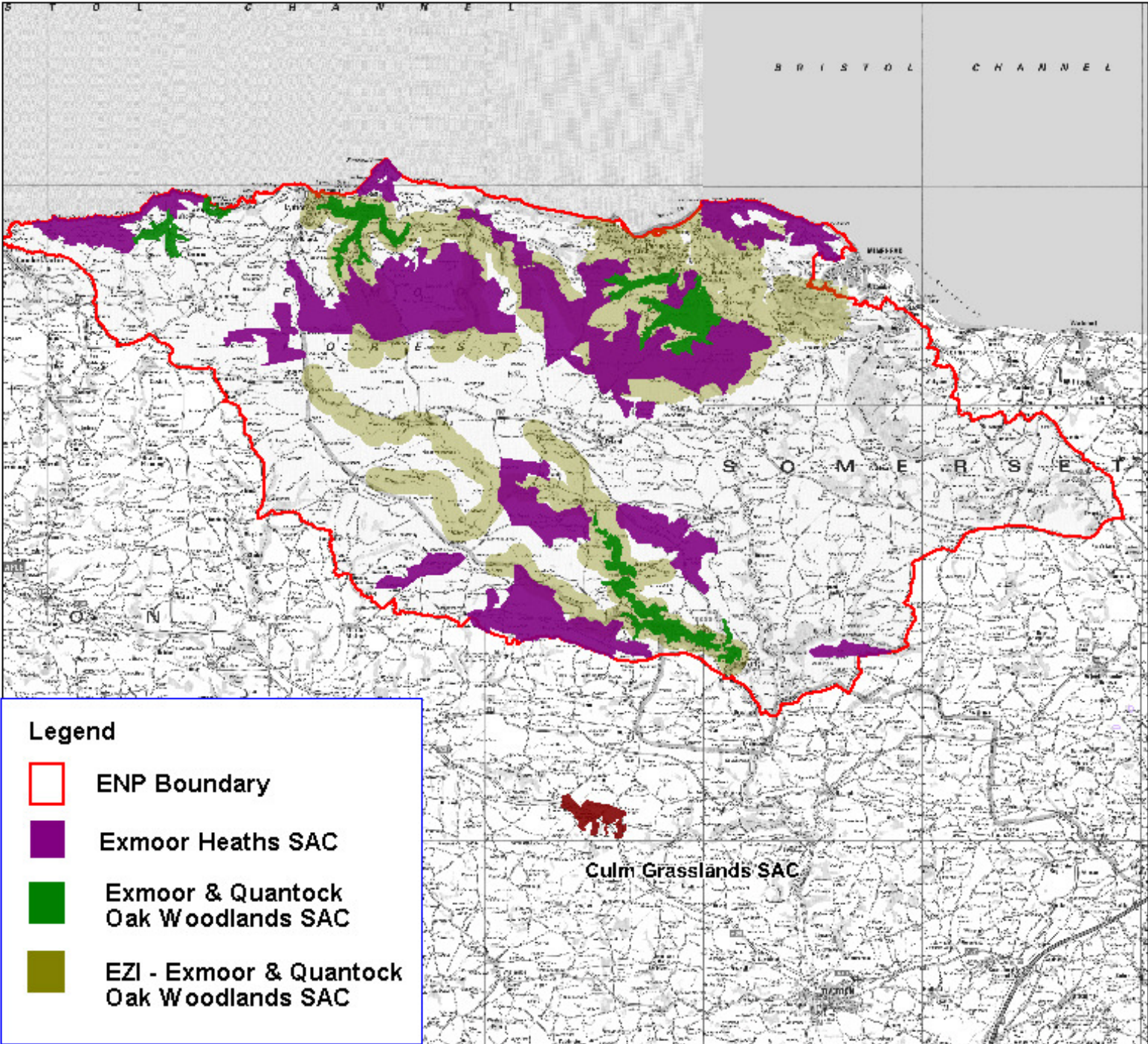
- 44 The **woodland habitats** are sensitive to changes in hydrology and to changes in air quality. The habitat therefore may be influenced outside the SAC by air pollution resulting from issues set out in Chapter 4. Any watercourse entering and upstream of the site in the catchment is also considered within the EZI.
- 45 Where **barbastelle bats** are present a buffer of 9 kilometres around the maternity roost site area is formed. The area of likely habitat use is then digitised by copying whole polygons from OS Mastermap, particularly flyways through woodland and along watercourses and hedgerows in un-fragmented corridors connecting to the roost area. This process uses aerial photographic interpretation and radio tracking data (Billington, 2000). This forms the EZI for barbastelle bats.
- 46 Bechstein's' bats are considered to forage within the home woodland. For example radio tracking of the species at Becketts Coppice showed that the bats stayed within the home woodland (Schofield & Morris, 2000).
- 47 There are records of **otters** for every watercourse within the SAC. The watercourses are digitised for 10 kilometres both sides of a record and then buffered by an extent of 100 metres. (Otter holts can be located up to 100 metres away from water but most are within 3.5 metres [Liles, 2003⁴]). This then forms the Ecological Zone of Influence for otters.

Vulnerability

- 48 Woodland habitat would be vulnerable to habitat deterioration and loss from increased trampling from an increased number of visitors using footpaths through the SAC. Visitors could include those walking, including with dogs, and potentially off road cyclists. Bat

⁴ Liles, G. 2003. *Otter Breeding Sites. Conservation and Management*. Peterborough: English Nature

Map 2: Ecological
Zones of
Influence (EZI)



Map 3: Barbastelle Bat EZI (Exmoor & Quantocks Oak Woodlands SAC)



roosts may also be subject to increased disturbance from the proximity of visitors to the woodlands in which they are located.

4. Potential Impacts of the Plan on Ecology

Introduction

49 This chapter considers further the potential hazards to SAC features from policy in the Local Plan. Any distances mentioned in the text will be used in considering impacts that may affect a Natura 2000 site and areas supporting ecological functioning arising, and are explained in the following sections.

50 The following potential effects on features of Natura 2000 sites are considered:

- Recreational Pressure
- Habitat Loss and Fragmentation
- Barrier Effects
- Habitat Isolation
- Proximity Impacts
- Air Pollution
- Hydrological Changes
- Renewable Energy Schemes
- Cumulative Impacts

Recreational Pressure

51 Increased recreational pressure from urban populations, including dog walking, jogging, horse riding, mountain biking, motorbike scrambling, off road car driving and other, mostly informal, are likely to result from housing and other development proposed in Local Plans or Core Strategies of district and borough councils within and surrounding the National Park. (Lowen et al, 2009; Penny Anderson Associates, 2009)

52 Exmoor National Park is also a popular holiday and leisure destination, and has many environmental assets that attract both visitors as well as residents. This can lead to significant pressure on sensitive habitats resulting in damage and disturbance to the species they support. Typical impacts of tourism and recreation include:

- Physical damage, for example from trampling and erosion.
- Disturbance to species, such as ground-nesting birds and wintering wildfowl, from walking, cycling, and water sports, resulting in increased mortality and nesting success, and displacement.
- Air pollution (dealt with under air quality below) and disturbance from traffic.
- Disturbance from dogs and damage from dog excrement.

53 In addition, in particular where sites are close to urban areas, recreational pressures can be exacerbated by other damaging activities described as proximity impacts above,

rubbish tipping, vandalism, arson, and predation particularly by cats (see proximity impacts below).

- 54 The impacts of tourism, recreation and urban effects can affect a wide variety of habitat types. Some of the most sensitive are heathland, watercourse, woodland and grassland habitats. Trampling can be a serious issue which causes damage to or loss of vegetation. (Lowen et al, 2009; Penny Anderson Associates, 2009)
- 55 The presence of humans can cause visual disturbance to some species, for example to birds (Trewweek, 1999; Evink, 2002; Seiler, 2002). An example on Exmoor is otters. Anecdotal evidence suggests that otters are not seriously affected by disturbance from anglers, walkers and dogs. Otters do not appear to avoid houses, industry, roads and campsites. The response of otters to the sounds of anglers or walkers with dogs is to move to a position where they can see the source of disturbance, dive and swim underwater, then resurface and rest on the bank before resuming their previous activity a short while later. Although individual otters do not appear to be influenced by short periods of disturbance there is a lack of information on how sustained levels of disturbance influences female otters with young. (McCafferty, n/d)
- 56 Barbastelle bats can also be disturbed by the presence of humans in proximity to roost sites. The day-time roost switching has occasionally been recorded as a reaction to the presence of an approaching observer and offers anecdotal evidence of how alternate roosts may be used to avoid disturbance. A distance of 75 metres within woodland has been used in modelling disturbance effects. (Russo et al. 2004; Bennett et al, 2009).
- 57 Traffic noise has been shown to affect the behaviour of species, e.g. bird densities decline where noise is over 50 dbA. Dutch and Swedish research (Reijnen et al, 1995; Helldin & Seiler, 2003) into breeding bird populations has shown an increased shift away from roads according to the amount and speed of traffic.
- 58 Street lighting is known to affect wildlife by altering nocturnal conditions. Street lighting can disturb the diurnal rhythm of species. Many of the species, including otters and bats are sensitive to artificial lighting. Indeed, the introduction of street lighting can have significant effects on their behaviour, cause loss of access to feeding areas and resting areas, and hence affect the viability of populations. (Outen, 2002; Stone, 2009).

Habitat Loss and Fragmentation

- 59 There is unlikely to be direct loss of habitat within the designated boundaries of a Natura 2000 site. However, outside the designated site loss of habitat is more likely through non recognition of the function it provides in ecologically supporting the conservation objectives of the features of the Natura 2000 site. This can be where land provides habitat which supports qualifying species that are usually mobile, e.g. bats and otters or where a habitat relies on water sources upstream of the site.
- 60 Habitat loss is a major threat to species. In some cases it is directly linked to mortality, and in other cases survival depends on the ability of displaced species to locate alternative habitat. Species require minimum habitat to maintain their populations and it is difficult to assess the impacts of any single scheme. Size of habitat left after loss is

also important for species diversity, as there is a threshold for many species that makes smaller patches unviable. The spatial placement of habitat is also important (Treweek, 1999).

- 61 Fragmentation is the breaking down of habitat units into smaller units of habitat. It is linked to changes in quality and quantity. These could include increase in edge effects, reduction in size of habitat and changes in species composition. A key issue in a fragmented landscape is the ability of species populations to survive in and move between small isolated habitat patches scattered within an urban and agricultural landscape. Research has shown that habitat size and wildlife corridors are of vital importance to nature conservation, and to a thriving and diverse wildlife (English Nature, 1996; Dufek, 2001; Evink, 2002).
- 62 There are specific issues relating to bats (where these are qualifying features) that need to be considered when assessing the potential effects of the Plan. In many instances, Natura 2000 sites will have been designated for bat breeding and roosting sites. However, bats often rely on foraging habitat some distance away from the designated sites, and on habitat features linking foraging locations with breeding and roosting sites. As a result, in order to maintain the integrity of the Natura 2000 sites, and in particular to ensure that there are no adverse effects on bats as qualifying features, the foraging habitat and flight paths also need to be considered, and direct effects such as physical loss from development, or from indirect effects such as disturbance from people, traffic or artificial lighting need to be avoided. Direct loss or change of habitat due to land use change could affect the numbers and types of prey available.
- 63 Within Exmoor habitat loss is most likely to occur as a result of land use change, for example from forestry operations or agricultural practice, but also potentially from housing development.
- 64 Changes in land management and improved rights of way access are most likely to cause habitat loss and fragmentation in the Exmoor National Park.

Barrier Effects

- 65 Linear development, such as new roads and even cycle ways, can form barriers, which prevent the movement of wildlife through the landscape. This is a particular problem for migrating species. Many amphibians use different habitat at different seasons of the year. Barriers formed by roads can cause traffic casualties or reluctance in a species to cross it. Small mammals will not cross roads of 20 to 25 metres wide. Traffic density also forms part of the ability of species to cross roads. (Treweek, 1999)
- 66 Wild flowers, invertebrates, amphibians, reptiles and small mammals will be affected by the presence of a road. Those species, which are unable or reluctant to cross roads, will become isolated and hence lose genetic diversity. This isolation could also lead to in the long term the local extinction of some species, which in turn may affect others up the food chain. The creation of barriers or other obstacles affecting the movement of animals may be caused by cumulative development, be it roads and/or housing, within a species range. Road casualties are a significant cause of fauna mortality. In Somerset, otters are increasingly becoming victims of vehicle collision. In 2008 approximately 25% to 30% of

the Somerset population were casualties. Numbers of casualties counted are often under estimated (Slater, 2002).

- 67 Within Exmoor barrier effects are most likely to occur from increased visitor traffic using roads to access locations around the Park.

Habitat Isolation

- 68 Habitat Isolation is the combined effect of habitat loss, fragmentation and barrier effects. It affects the genetics of a population if it cannot interact with populations elsewhere which can have a long-term effect on viability.

- 69 In general, consequences are:

- Loss of key species (species on which the ecology of other species depend); Reduction or extinction of species at newly formed edges, increased vulnerability to external influences such as disturbance, increased likelihood of invasion by uncharacteristic species;
- Inbreeding;
- Loss of characteristic species; and
- Increased vulnerability to stochastic events, e.g. climate change.

(Trewick, 1999)

- 70 Limitations on genetic exchange and response to climate change may have an effect on the population of the species maintained. This isolation can result in a 'sink' where a population is growing but there is not sufficient habitat to support this increase and there is no route out of the area to enable migration (Hanski, 1999).

Proximity Impacts

- 71 These are impacts on species and habitats arising from the closeness of development to a Natura 2000 site, including those resulting from development within districts neighbouring the Park. They are numerous but can include:

- Disturbance effects from construction activities (including noise and lighting);
- Increased traffic impacts from construction activities;
- Increase human disturbance from use of the new site;
- Increased predation from domestic cats and increases in urban living species, such as foxes, rats and corvids;
- Increased fly tipping;
- Increased incidence of fires on heathland;
- Increased levels of lighting;
- Increased random disturbance events.

- 72 Habitat may also be degraded through increased fly tipping including of garden waste, which in turn may introduce alien species (e.g. see Gilbert & Beavan, 1997). Increased numbers of domestic cats (*Felis catus*) can lead to higher mortality to wildlife within 400 metres of new development (Woods et al, 2003).

- 73 Street lamps can also have an effect on prey availability to bats (Outen, 2002; pers. comm. Emma Stone, University of Bristol). Whereas they do not sustain insect populations *per se* but attract insects from the surrounding natural environment. Therefore, as a consequence of attracting the insects, street or other artificial lights can deplete prey availability for light sensitive bats in the surrounding area to where they have been installed.

Air Pollution

- 74 Certain interest features of Natura 2000 or Ramsar sites can be directly and/or indirectly affected by pollutants concentrated in the air such as oxides of nitrogen (NO_x), oxides of sulphur (SO_x) or ammonia, or by pollutants deposited on the ground through acidification or terrestrial eutrophication via soil (deposition of nitrogen).
- 75 Road transport is the source of a number of airborne pollutants. The impacts of nitrogen and nitrogen oxides deposition on vegetation growth are of particular concern. Transport produces other pollutants including sulphur dioxide, ozone and particulates. Air pollution has been linked to ill health amongst trees, particularly over mature specimens, and also a failure to regenerate, either from coppice, pollard or seed. In grassland nitrogen loving species will suppress sensitive flora. Lichens and bryophytes are particularly sensitive.
- 76 The Habitat Regulations Assessment of the draft Regional Spatial Strategy for the South West (2006) considered 200 metres as the outer distance from a road where nitrogen deposition is expected to occur. Bignall et al, (2004) consider that at an outer distance of 150 metres air quality returns to background levels. The greater distance is used, as a precautionary approach is required.
- 77 Within the National Park increased levels of visitor traffic are likely to be the source of raised levels of deposition.

Hydrological Impacts

Water Quality

- 78 Many Natura 2000 sites are dependent upon there being appropriate water quality to support their integrity, including water courses and estuaries and other wetland habitats, as well as less obvious habitat types (such as heathlands) which may be dependent on ground water quality. Water quality can be affected by a number of factors, such as:
- Pollution from toxic chemicals, metals, oils, pesticides, etc., arising for example from accidental spills, industrial processes, run-off from urban areas, and agriculture.
 - Pesticides and nutrient enrichment, for example from agricultural fertilisers, leading to eutrophication.
 - Discharges from sewage treatment works, and over-flowing foul water systems at times of high rainfall and flooding.
- 79 Many of the most significant risks to water quality are as a result of agricultural activity. Housing development can potentially increase the risk of water quality being affected due to extra loads being placed on sewage treatment works, increased hard surfacing

and hence run-off, and potential accidental spills, for example from port related activity. Diffuse pollution could result in an in combination impact. Changes in hard surface runoff may lead to changes in flow patterns in watercourses (storm water surges), and increased nutrient and sediment levels in watercourses. River, ditch and floodplain habitats such as alluvial forests would be especially vulnerable.

Groundwater Supply

- 80 Both groundwater and surface water levels can be affected by abstraction for public water supply and for industrial and agricultural uses. Climate change is likely to lead to drier summers, which could reduce the availability of water at a time when both population growth and per capita water usage is increasing. Particularly vulnerable are those habitats dependent on groundwater.

Flood Risk Management

- 81 This impact may arise due to flood management schemes altering flows in river, rhyne and ditch habitats. Such impacts may not necessarily be negative, especially if the flood plain is used to manage flood risk.

Renewable Energy Schemes

- 82 Bat species that are features of Natura 2000 sites may be vulnerable to mortality and / or displacement from the development of wind turbines (Hötker et al, 2006; Mitchell-Jones & Carlin, 2009). There may also be other impacts as described above, such as disturbance effects, habitat loss and fragmentation. Whilst Bechstein's bats are unlikely to be affected barbastelle bats are classed at being at medium risk of mortality.
- 83 In addition, an increasing number of hydro-electric schemes are being approved within the National Park some of which could have impacts on otters. Hydroelectric schemes can also potentially including terrestrial and aquatic plants, lichens and fungi, and plant communities in a variety of ways. Otters may also be affected. Potential effects are due to three categories of project operations:
1. Land disturbance and maintenance (e.g., installation and upkeep of pipework, electric lines and corridors, access tracks & roads);
 2. Fluctuations in river/stream flows (e.g., flow alterations related to project operation);
 3. Impoundment of water (e.g., changes in weir or ponded water elevations due to project operations).
 4. Indirect effects of 2 & 3 on humidity in ravine and the stream/river adjacent habitat or host trees/substrates for lichens/mosses

Cumulative Impacts

- 84 Cumulative impacts are those where an impact in itself may not be significant, but in combination with other impacts from the plan, or from other plans and projects, may amount to a significant impact.

Potential Effects from Policies in the Local Plan on SAC Features

- 85 The following table provides a general guidance on the potential significant effects that could arise from policy in the Local Plan on the features of the Exmoor SACs. It is

assumed that the effects of habitat loss, fragmentation and isolation on features would occur outside the designated site boundaries.

Table 4: Potential Impacts on SAC Features arising from the Local Plan

Qualifying features	Recreational Pressure	Habitat Loss and Fragmentation	Barrier Effects	Habitat Isolation	Proximity Impacts	Air Pollution	Hydrological Impacts	Renewable Energy
Northern Atlantic wet heaths with <i>Erica tetralix</i> (Cross-leaved heath)	X				X	X	X	X
European dry heaths	X				X	X		
Vegetated sea cliffs of the Atlantic and Baltic coasts	X				X			
Blanket bogs	X				X	X	X	X
Alkaline fens					X	X	X	X
Old sessile oak woods with <i>Ilex</i> (holly) and <i>Blechnum</i> (fern) in the British Isles	X				X	X		X
Alluvial forests with <i>Alnus glutinosa</i> (alder) and <i>Fraxinus excelsior</i> (ash)	X				X	X	X	
Barbastelle bat <i>Barbastella barbastellus</i>	X	X		X	X		X	X
Bechstein's bat <i>Myotis bechsteinii</i>	X	X	X	X	X		X	
Otter <i>Lutra lutra</i>	X		X		X		X	X

5. Stage 1: Analysis of Policy in the Local Plan

Introduction

86. The Local Plan will set out Exmoor National Park's policies for sustainable development which includes social, economic and environmental objectives for the period 2011 - 2031.
87. Each policy will be assessed against each of the qualifying features of the Natura 2000 site's, identified in this report, in terms of a likely significant effect being caused to those features. Many actions are likely to have a neutral or positive effect on each site feature and are therefore are likely to be eliminated at this stage of the HRA process as they would not have any significant effect on a Natura 2000 site.
88. This chapter will look at the likely direct, indirect or secondary impacts of each action listed against priorities, identified as potentially having a significant effect in the previous chapter on the integrity of designated sites, alone or in-combination with other relevant plans.
89. The determination of 'favourable condition'⁵ of a site is separate from the judgement of effect upon integrity. For example, there may be a time-lag between a plan being implemented and a consequent adverse effect upon integrity becoming manifest in the condition assessment. In such cases, a plan may have an adverse effect upon integrity even though the site remains in favourable condition.
90. In addition, and in order to secure the long term presence and stability of Natura 2000 sites and the network, climate change should be a key consideration in the application of Habitat Regulations Assessment (HRA). Consideration should be given as to whether the plan inhibits in any way the potential of species to adapt to climate change.

Management for Nature Conservation Purposes

91. Although the Local Plan could be considered to include policy for nature conservation purposes it also sets out other sustainability policy that might conflict with these.

Plan Analysis

92. Table 5 analyses the policies in the Local Plan and for each gives an assessment of its potential impact on Natura 2000 sites. Those policies that have a potential significant effect are highlighted in Orange. Each policy is considered individually except where there is a cross reference to other policy within the policy wording.
93. Where impacts are identified on a qualifying feature counter-acting measures to avoid significant effects, such as policy presented within the Plan as a whole, are assessed in the following section. No mitigation is put forward at this stage.

⁵ 'Favourable condition' means that the Natura 2000 site's features are being adequately conserved and is meeting the site is meeting its 'conservation objectives', however, there is scope for the enhancement of these sites

Table 5: Screening Analysis of Local Plan Policy

Policy	Potential Impact on Natura 2000 Sites	Natura 2000 sites Potentially Affected	Comment
<p>GP1 ACHIEVING NATIONAL PARK PURPOSES AND SUSTAINABLE DEVELOPMENT</p> <p>1 Sustainable development for Exmoor National Park will conserve and enhance the national park; its natural beauty, wildlife and cultural heritage and its special qualities; promote opportunities for their understanding and enjoyment by the public; and in so doing, foster the social and economic well-being of local communities.</p> <p>2. In achieving sustainable development, all proposals for new development, activities and land use will demonstrate that:</p> <p>A) They are consistent with the national park's legal purposes and duty. Where there is irreconcilable conflict between the statutory purposes, the conservation and enhancement of the National Park will prevail consistent with the Sandford principle; and B) They do not conflict with the vision and objectives of the Exmoor National Park management plan and the policies in this local plan read in combination.</p> <p>3. Opportunities must be taken to contribute to the sustainable development of the area. Particular attention will be paid to:</p> <p>A) ensuring high quality design and the intensity of the use or activity is appropriate to the character and appearance of the national park; B) the impact on, the character and setting , of the site and/or buildings; C) supporting the function, and resilience of communities, by retaining and strengthening their services and facilities, protecting their safe, attractive public places and employment opportunities and providing for a size, type and tenure of housing to address local affordable Needs and help create a balanced community; D) accessibility to services, local services and facilities, jobs and technology, enabling, where appropriate, the use of sustainable transport and the impact on traffic levels; E) the efficient use of land, buildings, services and infrastructure; F) the impact on the amenities of local residents, occupiers of neighbouring properties, and visitors, and conserving or enhancing the quiet enjoyment of the National Park; G) the use of sustainable building techniques, materials and minimising energy use and waste; H) maintaining the quality of natural resources and</p>	None likely	None	No significant effect likely. The policy defines sustainable development in the National Park, which includes the Sandford Principle and a sub policy for the conservation and enhancement of the natural environment and wildlife

Policy	Potential Impact on Natura 2000 Sites	Natura 2000 sites Potentially Affected	Comment
<p>ensuring ground conditions are acceptable; I) the needs of future generations, through sustainability, and resilience, to climate change and adapting to and mitigating the Impacts of climate change; and J) supporting the health and socio-economic wellbeing of local communities and encouraging community participation.</p>			
<p>POLICY GP2 MAJOR DEVELOPMENT</p> <p>1. In the context of the National Park, major development is defined as development which has the potential to have a significant adverse impact on the National Park and its special qualities due to its scale, character and nature.</p> <p>2. In securing National Park purposes and responding to the National Park's duty to foster the social and economic wellbeing of its communities, applications for major development will not be permitted except in exceptional circumstances and only then following the most rigorous examination; where applicants can demonstrate that they are in the public interest.</p> <p>3. Proposals for major development will need to demonstrate:</p> <p>A) the need for the development, including in terms of any national considerations B) the impact of permitting it, or refusing it, upon the local economy and local communities and the extent to which they will provide a significant net benefit to the National Park; C) the cost of, and scope for, developing elsewhere outside the National Park, or meeting the need for it in some other way; D) any detrimental effect on the natural and historic environment, the landscape, and recreational opportunities, including the National Park's special qualities and the extent to which it could be moderated (through applying the avoidance mitigation, compensation sequence of tests set out in point 4 of this policy); E) that the cumulative impact of the development when viewed with other proposals and types of development is acceptable; F) the scope for adequate restoration of the land once the use has ceased.</p> <p>4. Where, the tests of clause 3 have been met, then every effort to avoid adverse effects will be required. Where adverse effects cannot be avoided, appropriate steps must be taken to minimise harm through mitigation measures. Appropriate and practicable compensation will be expected for any unavoidable effects that cannot be mitigated.</p>	All	<p>Exmoor Heaths SAC</p> <p>Exmoor and Quantocks Oak Woodlands SAC</p>	<p>Uncertain - The policy is non-local and it does not specifically provide for effects on Natura 2000 sites, especially those potentially occurring outside the designated site boundaries which nonetheless would ecologically support the integrity of the site. Although it does include a sub policy (3D) stating that development would need to demonstrate that any detrimental effect on the natural environment would be 'moderated'. This does not preclude effects occurring to European sites as these should be eliminated altogether. The policy implies that impacts within a designated sites can be compensated which would require the approval of the Secretary of State.</p>

Policy	Potential Impact on Natura 2000 Sites	Natura 2000 sites Potentially Affected	Comment
<p>GP3 SPATIAL STRATEGY</p> <p>1. The spatial strategy aims to ensure that communities across the National Park continue to thrive so that they are economically resilient, environmentally sustainable, socially mixed and inclusive. To facilitate sustainable development across the National Park, development proposals should accord with the spatial strategy.</p> <p>2. For the named settlements, no development boundaries will be drawn. Development proposals should ensure that the scale of development is proportionate to the settlement size and reflects the capacity of each settlement to accommodate new build development; positively responding to the surrounding landscape character, settlement form and pattern.</p> <p>3. Development within the named settlements⁶ should address the following:</p> <p>A) <u>Local Service Centres</u>: development should strengthen the role and function of the local service centres to sustain and improve the wide range of services and facilities, to serve the needs of the settlement and surrounding communities, address locally identified needs for housing, and improve employment prospects for the local area. New build development will be acceptable in principle where it is well-related to existing buildings in the settlements for local need affordable housing, business premises, and community services and facilities.</p> <p>B) <u>Villages</u>: development will contribute to and provide opportunities to address locally identified needs for housing and employment and sustain core services and facilities within these communities. New build development will be acceptable where it is well-related to existing buildings in the settlements. For local need affordable housing, business premises, and community services and facilities.</p> <p>C) <u>Porlock Weir</u>: any proposals for new development will need to demonstrate that they are consistent with the principles in Policy CC-S4 Replacement Development from Coastal Change</p>	<p>See Appendix 1 for settlements</p> <p>Loss and fragmentation of habitat in the open countryside</p>	<p>Exmoor Heaths</p> <p>Exmoor and Quantocks Oak Woodlands SAC</p>	<p>Uncertain - The policy sets out principles for development location of development generally but more specifically for Porlock Weir. It does not refer to the need to accord with other policy. Policy CE-S3 is not mentioned or the natural environment generally. Development around Porlock Weir is non-locational and potentially affects habitat used by barbastelle bats</p>

⁶ **SETTLEMENT HIERARCHY**

Local Service Centres: Dulverton; Lynton & Lynmouth; Dunster; Porlock

Villages: Allerford; Brendon; Brompton Regis; Exford; Monksilver; Roadwater; Timberscombe; Winsford; Wootton Courtenay; Barbrook; Bridgetown / Exton; Challacombe; Luxborough; Parracombe; Simonsbath; Wheddon Cross / Cutcombe, Withypool

Porlock Weir

Policy	Potential Impact on Natura 2000 Sites	Natura 2000 sites Potentially Affected	Comment
<p>Management Areas, for the replacement of development through relocation and measures for the management of buildings/facilities at risk of being lost to coastal change. Additional new build development will only be considered to be acceptable in relation to the provision of local need affordable housing and small-scale business premises that directly addresses the needs of the community; where it can be demonstrated that this will not significantly reduce the landscape capacity for relocating development at risk of being lost to coastal change identified within the coastal change management area (CC-S3 Porlock Weir Coastal Change Management Area). New build housing schemes that require cross subsidy through 'principal housing' or 'specialist housing' will not be permitted.</p> <p>D) Outside the named settlements the area is identified as the open countryside where the focus of new build development will be on improving the sustainability of rural land-based businesses and enabling self-build opportunities for local affordable housing in sustainable locations (HC-D5, HC-D8, HC-D9, HC-D10, AND SE-S4).</p>			
<p>POLICY GP4 – THE EFFICIENT USE OF LAND AND BUILDINGS</p> <p>1. Development proposals should demonstrate the efficient use of land and buildings, including:</p> <p>A) brownfield land located within the built extent of the named settlements that does not have a high ecological value;</p> <p>B) the re-use of existing buildings within the built extent of the named settlements, or within or well-related to hamlets and farmsteads.</p> <p>2. Development within or adjoining the named settlements should reflect the historic form and pattern of the settlement, and make best use of land on the site in terms of the density of buildings and green infrastructure provision.</p> <p>3. A density of at least 30 dwellings per hectare will apply to developments of 10 or more dwellings.</p> <p>4. Development should not result in the loss of the best and most versatile agricultural land (grades 1, 2 and 3a) unless the development of alternative sites would conflict with National Park purposes.</p>	None likely	None	No significant effect likely. The policy gives criteria for what is considered the best use of land

Policy	Potential Impact on Natura 2000 Sites	Natura 2000 sites Potentially Affected	Comment
<p>GP5 SECURING PLANNING BENEFITS – PLANNING OBLIGATIONS</p> <p>1. Planning obligations will be required where they are considered reasonable, necessary and appropriate to:</p> <p>A) ensure that development can be made acceptable in the context of conserving and enhancing the National Park and its special qualities; B) address infrastructure capacity deficits; and C) bring development in line with policy objectives.</p> <p>2. Where the National Park Authority is satisfied that a financial contribution is required for affordable housing in accordance with other policies in this plan, the financial contribution will, at minimum, be of an equivalent value to the affordable housing which would have been provided on site and secured through a planning obligation.</p> <p>3. The need for a community infrastructure levy will be reviewed periodically through the Infrastructure Delivery Plan.</p>	None likely	None	No significant effect likely. The policy is concerned with planning obligations only
<p>CE-S1 – PROTECTED LANDSCAPES AND SEASCAPES</p> <p>1. Development will be permitted where it can be demonstrated that it is compatible with the conservation and enhancement of Exmoor’s landscapes and seascapes through ensuring that:</p> <p>a) The visual impact of the development in its immediate and wider setting is minimised through high quality design that reflects local landscape character with particular regard to scale, siting, materials, and colour; and</p> <p>b) The cumulative and/or sequential landscape and visual effects of development do not detract from the natural beauty of the National Park and the experience of tranquillity.</p> <p>2. Within Exmoor’s Heritage Coast development should be appropriate to the coastal location and conserve the undeveloped nature of the coast consistent with Heritage Coast purposes.</p> <p>3. Landscaping schemes should reinforce local landscape or seascape character and where these are required, conditions will be attached to protect important landscape characteristics and elements and whether appropriate replacement or additional landscape elements will be required.</p>	None likely	None	No significant effect likely – the policy is concerned with landscape character and promotes the protection of features that is likely to be of importance to species and habitats

Policy	Potential Impact on Natura 2000 Sites	Natura 2000 sites Potentially Affected	Comment
4. 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			
<p>CE-S2 PROTECTING EXMOOR'S DARK NIGHT SKY</p> <p>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.</p> <p>2. Development proposals should seek to reduce light spillage and eliminate all unnecessary forms of artificial outdoor lighting in the National Park by ensuring that:</p> <p>A) the dark sky core zone is protected from permanent illumination. B) external lighting within the dark sky critical buffer zone is strictly controlled. C) good lighting management and design is applied throughout the National Park to avoid unacceptable adverse impacts on:</p> <p>I) the visual character of the landscape, seascape, and historic built environment, ii) wildlife and habitats, and lii) local visual amenity and safety.</p> <p>3. Development proposals that involve external lighting, outside the Dark Sky core zone, 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.</p>	None likely	None	No significant effect likely – the policy is likely to protect sensitive species and habitats from introduced artificial lighting
<p>CE-S3 BIODIVERSITY AND GREEN INFRASTRUCTURE</p> <p>1. The conservation and enhancement of wildlife, habitats and sites of geological interest within the National Park will be given great weight.</p> <p>2. Development delivery, management agreements and positive initiatives will conserve, restore and re-create priority habitats and conserve and increase priority species identified for Exmoor in the Exmoor Wildlife Research and Monitoring Framework (or successor publication).</p> <p>3. Sites designated for their international, national or local importance, protected species, ancient woodland or veteran trees will be protected from development likely to have direct or indirect adverse effects on their</p>	None likely	None	No significant effect – the policy provides for the protection of the integrity of Natura 2000 sites out with the designated site (sub policy 3)

Policy	Potential Impact on Natura 2000 Sites	Natura 2000 sites Potentially Affected	Comment
<p>conservation objectives, including notified features and ecological functioning of cited habitats and species.</p> <p>4. Regionally important geological sites (RIGS) will be safeguarded for their geological and geomorphological interest.</p> <p>5. Where, in exceptional circumstances, the wider sustainability benefits of the development are considered to outweigh the harm to habitats, 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.</p> <p>6. The enhancement of biodiversity and creation of multi-functional Green Infrastructure networks at a variety of spatial scales, including cross-boundary connectivity to areas adjacent to the National Park, that help support ecosystem services will be encouraged.</p> <p>7. Opportunities will be promoted for habitat management, restoration, expansion that strengthens the resilience of the Ecological Network, and enables habitats and species adapt to climate change or to mitigate the effects of climate change.</p> <p>8. Green infrastructure that incorporates measures to enhance biodiversity, including matrix areas identified within the Ecological Network, should be provided as an integral part of new development.</p>			
<p>CE-D2 GREEN INFRASTRUCTURE PROVISION</p> <p>1. Development proposals should include measures that will enhance green infrastructure provision and create opportunities for wildlife in the National Park commensurate with the scale of the proposal and intensity of activity expected.</p> <p>2. Green infrastructure proposals should:</p> <ul style="list-style-type: none"> a) protect and enhance existing natural and historic environments; b) strengthen connectivity and resilience of ecological networks; c) be locally distinctive through reflecting and enhancing landscape character; d) maximise opportunities to mitigate and adapt to climate change; or e) improve quality of life through provision of benefits for health and well-being, including opportunities to access open space and enjoyment of the National Park and its special qualities. 	None likely	None	No significant effect – the policy provides for the green infrastructure within development

Policy	Potential Impact on Natura 2000 Sites	Natura 2000 sites Potentially Affected	Comment
3. Proposals will be encouraged where a range of green infrastructure benefits can be achieved.			
<p>CE-S4 CULTURAL HERITAGE AND HISTORIC ENVIRONMENT</p> <p>1. Exmoor National Park's local distinctiveness, cultural heritage, and historic environment, will be conserved and enhanced to ensure that present and future generations can increase their knowledge, awareness and enjoyment of these special qualities.</p> <p>2. Heritage assets (identified on the Exmoor National Park Historic Environment record) and their settings, will be considered in a manner appropriate to their significance including:</p> <p>A) designated conservation areas, scheduled monuments, listed buildings, and registered historic parks and gardens;</p> <p>B) non-designated heritage assets that are of equivalent significance to scheduled monuments, including those that may be discovered in the future;</p> <p>C) locally important historic sites and features; and</p> <p>D) principal archaeological landscapes.</p> <p>3. Development proposals should make a positive contribution to the local distinctiveness of the historic environment and ensure that the character, special interest, integrity, and significance of any affected heritage asset and its setting is conserved and enhanced.</p> <p>4. Development proposals likely to affect heritage assets should be supported by a desk-based assessment and in appropriate cases, developers will be required to arrange for archaeological field evaluations – these should be prepared in accordance with the conduct of archaeological work and historic building recording within Exmoor National Park (annex 1).</p> <p>5. Where development proposals are likely to cause significant harm to or loss of designated heritage assets or assets of national significance, permission will be refused.</p> <p>6. Adverse impacts on locally important heritage assets should be avoided; where proposals are likely to cause harm or loss to locally important assets, permission will only be granted in exceptional circumstances where the public benefit outweighs the asset's historic or archaeological interest. The features of interest should be preserved in situ, but where this is not justifiable or</p>	None likely	None	No significant effect likely – the policy is concerned with the conservation of the historic environment

Policy	Potential Impact on Natura 2000 Sites	Natura 2000 sites Potentially Affected	Comment
<p>feasible, provision must be made for appropriate preservation by record.</p> <p>7. Development proposals should positively reinforce the historic character of Exmoor's settlements through reflecting the traditional vernacular architecture and enhancing local distinctiveness.</p>			
<p>CE-D3 CONSERVING HERITAGE ASSETS</p> <p>1. Conservation Areas Development proposals affecting Conservation Areas should ensure that:</p> <ul style="list-style-type: none"> a) The character and appearance of the area are preserved or enhanced; b) They deliver high quality design and incorporate materials that reflect the scale, architectural quality and detailing of the area. <p>2. Principal Archaeological Landscapes Development proposals affecting Principal Archaeological Landscapes (PALs) should be well related to existing development and of a scale and form that will not cause unacceptable adverse effects on the significance, integrity or context of the PAL as a whole or its individual components.</p> <p>3. Heritage Assets and their Settings Development proposals affecting a heritage asset and its setting should demonstrate:</p> <ul style="list-style-type: none"> a) A positive contribution to the setting through sensitive design and siting; b) The promotion of the understanding and enjoyment of the heritage asset and its setting or better reveal its significance and appreciation of the setting; and c) Avoidance of unacceptable adverse and cumulative visual effects that would impact on the setting. <p>4. Heritage Assets and Climate Change Development proposals affecting heritage assets that are required to adapt to, or mitigate the effects of, climate change will be permitted where it can be demonstrated that:</p> <ul style="list-style-type: none"> a) Measures to adapt to climate change will safeguard the heritage asset over the longer term, and conserve their special interest; or b) Measures to mitigate the effects of climate change will not harm the special interest or appearance of the heritage asset. <p>5. Redundant Heritage Assets and Assets at Risk</p> <ul style="list-style-type: none"> a) Development proposals that seek to bring heritage assets, that are redundant or at risk, into a viable use in ways that are consistent with their long term conservation will be encouraged. 	None likely	None	No significant effect likely – the policy is concerned with the conservation of the historic environment

Policy	Potential Impact on Natura 2000 Sites	Natura 2000 sites Potentially Affected	Comment
<p>b) Proposals should be consistent with policy CE-S4 Cultural Heritage and Historic Environment and CE-S5 Principles for the Conversion or Structural Alteration of Existing Buildings to ensure they continue to positively enhance local character and distinctiveness.</p>			
<p>CE-S5 PRINCIPLES FOR THE CONVERSION OR STRUCTURAL ALTERATION OF EXISTING BUILDINGS.</p> <p>1. The conversion or structural alteration of any existing building will be permitted where the proposal:</p> <p>A) accords with the relevant policies in this plan in terms of the Intended use;</p> <p>B) clearly demonstrates that the building is capable of conversion without substantial reconstruction;</p> <p>C) 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; where the conversion of a building relates to a change of use to a dwelling, sufficient curtilage space should be provided where the delineation of this space would not individually or cumulatively result in harm to the character of the building or its setting; and</p> <p>D) bat and barn owl roosts are maintained or replaced.</p> <p>2. In addition to clause 1, proposals for the conversion or structural alteration of traditional buildings, should also:</p> <p>A) ensure 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;</p> <p>B) reflect the character and significance of the building and conserve its traditional appearance through sensitive design and the use of traditional materials, detailing and construction principles; and</p> <p>C) 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.</p> <p>3. In addition to clause 1, proposals for the conversion or structural alteration of non-traditional</p>	<p>Loss of roost sites, especially hibernation sites for barbastelle bats</p>	<p>Exmoor and Quantocks Oak Woodlands SAC</p>	<p>No significant effect likely – Barbastelle and Bechstein’s bats, features of the Exmoor and Quantocks Oak Woodlands SAC are principally tree roosting species. However, barns and unheated structures can be used especially in the winter by barbastelle bats (Greenaway, 2008). This would include structures outside the designated site. Bechstein’s bats use tree roosts throughout the year (Schofield & Greenaway, 2008). However, sub policy 1d states that bat roosts will be maintained or replaced and 1a states that conversions or alterations must accord with the relevant policies in the plan which would include CE-S3 which is mentioned in the accompanying text to the policy</p>

Policy	Potential Impact on Natura 2000 Sites	Natura 2000 sites Potentially Affected	Comment
<p>buildings, will only be considered if traditional buildings are demonstrated to be incompatible with the Intended use or no such buildings are present, and where:</p> <p>A) the building is of permanent and substantial construction; and</p> <p>B) measures to provide environmental and visual enhancement to building and its setting are incorporated.</p>			
<p>CE-S6 DESIGN AND SUSTAINABLE CONSTRUCTION PRINCIPLES</p> <p>1. Development proposals should deliver high quality sustainable designs that conserve and 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:</p> <p>A) all development should positively contribute to its setting in terms of siting, massing, scale, height, orientation, density and layout.</p> <p>B) the materials and design elements of a building should complement the local context through the use of traditional and natural sustainable building materials. The use of locally-sourced sustainable building materials will be encouraged.</p> <p>C) design should reinforce landscape character and the positive arrangement of landscape features through planting and landscaping schemes, boundary treatments, and surfacing. Existing features such as trees, hedges and stone walls should be retained particularly where they are characteristic of the streetscape and/or the local area.</p> <p>D) 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.</p> <p>E) the design and layout of new development should have regard to improving safety, inclusivity and accessibility for those who live work and visit.</p> <p>F) the layout and design of new streets and associated infrastructure, required as part of development proposals, should respond to local character and the scale, and proportions of the historic street pattern. Opportunities for streets to be used as social spaces will be encouraged.</p>	None likely	None	No significant effect likely – the policy is concerned with design and sustainable construction principles generally.

Policy	Potential Impact on Natura 2000 Sites	Natura 2000 sites Potentially Affected	Comment
<p>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.</p> <p>2. Proposals for new development should also demonstrate how they will incorporate sustainable construction methods that:</p> <p>A) promote the sustainable use of resources; B) reduce carbon emissions by improving or generating energy efficiencies including through renewable and low carbon technologies (cc-s5) C) future proof against climate change impacts in accordance with cc-s1; and D) provide adequate storage for recycling waste.</p>			
<p>CE-D4 EXTENSIONS TO BUILDINGS</p> <p>1. 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:</p> <p>a) they will complement the form, character and setting of the original building; b) the extension is appropriate in terms of scale and massing; and c) the roofline of any extension respects the form and symmetry of the original building.</p> <p>2. Extensions to traditional buildings should reflect and sustain the historic significance, character and appearance of the original building through the sensitive design and use of materials, detailing and construction principles to ensure the architectural interest, historic fabric and features, and setting of the building are conserved and enhanced.</p>	<p>Loss of roost sites, especially hibernation sites for barbastelle bats</p>	<p>Exmoor and Quantocks Oak Woodlands SAC</p>	<p>Uncertain – Barbastelle and Bechstein’s bats, features of the Exmoor and Quantocks Oak Woodlands SAC are principally tree roosting species. However, barns and unheated structures can be used especially in the winter by barbastelle bats (Greenaway, 2008). Extensions to buildings may include those that are unheated and being brought back into use. This would include structures outside the designated site. Bechstein’s bats use tree roosts throughout the year (Schofield & Greenaway, 2008).</p>
<p>CE-D5 ADVERTISEMENTS AND PRIVATE ROAD SIGNS</p> <p>1. Advertisements, and private road signs will only be permitted where it can be demonstrated that in the interests of amenity:</p> <p>a) the proposal represents a joint or community advertisement or sign; or b) the advertisement is located on, or is well related to the building that is used for the business or attraction; and c) there will be no adverse individual, cumulative, or sequential impact on landscape character and local distinctiveness, on both the locality and the</p>	<p>None likely</p>	<p>None</p>	<p>No significant effect likely – the policy is concerned with advertising and signs only</p>

Policy	Potential Impact on Natura 2000 Sites	Natura 2000 sites Potentially Affected	Comment
<p>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 area.</p> <p>2. The proposal should have no detrimental impact on public safety.</p> <p>3. Opportunities to enhance existing buildings or the landscape through consolidating, redesigning or removing existing advertisements / signage will be encouraged.</p>			
<p>CE-D6 SHOPFRONTS</p> <p>1. Traditional shopfronts will be retained and restoration will be encouraged where appropriate.</p> <p>2. The provision of new shopfronts or the replacement or alteration of non-traditional shopfronts will be permitted where it can be demonstrated that the scale, colour, materials and design are of a high standard which conserve and enhance the character and appearance of the host building and the wider streetscape.</p>	None likely	None	No significant effect likely – the policy is concerned with shop fronts only
<p>CE-S7 SMALL SCALE WORKING OR RE-WORKING FOR BUILDING AND ROOFING STONE</p> <p>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:</p> <p>A) there is a demonstrable need within the National Park and any minerals won will be for used within the National Park;</p> <p>B) proposals would help to provide local employment and reduce 'stone' miles;</p> <p>C) there is suitable access and it is of a scale appropriate for its location In the National Park;</p> <p>D) it would not adversely affect the landscape character, wildlife, cultural heritage, geodiversity, special qualities, tranquillity of the National Park, or the health or amenity of local communities;</p> <p>E) there are no suitable sources of previously used or banked materials that are reasonably available;</p> <p>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</p>	None likely	None	No significant effect likely – the policy provides for the protection of wildlife from adverse effects and unacceptable impacts on the natural environment.

Policy	Potential Impact on Natura 2000 Sites	Natura 2000 sites Potentially Affected	Comment
<p>National Park;</p> <p>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; and</p> <p>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.</p> <p>2. Any waste materials from extraction will be re-used or recycled. A scheme for restoration and after-use of the site should be submitted with the application to ensure that it will be carried out to high environmental standards, based upon conservation and enhancement of landscape character, geodiversity, biodiversity, and the historic environment.</p> <p>3. Conditions may be applied to limit the annual extraction rate.</p>			
<p>CE-S8 MINERAL SAFEGUARDING AREAS</p> <p>1. Development proposals for non-mineral development within Minerals Safeguarding areas will be permitted where it will not compromise the future extraction of important building stone at existing or former quarries unless:</p> <p>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.</p>	None likely	None	No significant effect likely – the policy is concerned with criteria for development in areas designated for safeguarding for minerals

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<p>CE-S9 MAJOR MINERAL EXTRACTION</p> <p>1. 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 GP2: Major Development, and should be demonstrated to be in the public Interest before being allowed to proceed.</p> <p>2. If the tests for major development are met, the development and all restoration will be subject to a planning obligation to ensure :</p> <p>A) the development should be carried out to high environmental standards and respond to the local landscape character including its natural topography;</p> <p>B) 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;</p> <p>C) any waste materials from extraction will be re-used or recycled; and</p> <p>D) a scheme for restoration and after-use of the site should be submitted with the application to ensure it will be carried out to high environmental standards based upon conservation and enhancement of landscape character, geodiversity and biodiversity, and the historic environment.</p>	<p>Habitat Loss and Fragmentation; Barrier Effects; Proximity Impacts; Air Pollution</p>	<p>Exmoor Heaths SAC</p> <p>Exmoor and Quantocks Oak Woodlands SAC</p>	<p>Uncertain – proposals are considered against Policy GP2 Major Development which does not specifically provide for effects on Natura 2000 sites, or those areas outside the designated site which nonetheless ecologically supports the integrity of the site (Ecological Zones of Influence).</p>
<p>CE-D7 INTERIM DEVELOPMENT ORDER PERMISSIONS</p> <p>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:</p> <p>a) the visual impact on the landscape;</p> <p>b) the potential effect on ecological, archaeological and historical features;</p> <p>c) the potential effect on the amenity of local communities or visitors in terms of noise, disturbance, and pollution (including light and dust) and the quiet enjoyment of the National Park;</p> <p>d) the potential impact on the recreational use of the area;</p>	<p>None likely</p>	<p>None</p>	<p>No significant effect likely – the policy concerns one quarry, Barlynch Quarry, near Dulverton. The policy includes for an assessment of any impacts on wildlife in order to control any adverse effects should permission be sought. The quarry is outside the EZI for the Exmoor and Quantocks Oak Woodlands SAC.</p>

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<p>e) hours of operation; and f) access, traffic generation and highway safety</p>			
<p>CC-S1 CLIMATE CHANGE MITIGATION AND ADAPTATION</p> <p>1. Climate change mitigation measures will be encouraged by:</p> <p>A) promoting the energy hierarchy through: first reducing the need for energy; then using energy efficiently; and using small scale low carbon and renewable energy including through sustainable design and construction (GP1 and CE-S6).</p> <p>B) measures that ensure sustainable and efficient water supplies and reduce the demand for water including through water conservation.</p> <p>C) measures that support the management of uplands and woodlands to assist in carbon sequestration and storage.</p> <p>2. Proposals to adapt to the consequences of climate change will be encouraged by:</p> <p>A) avoiding development in areas at risk of flooding (CC-D1).</p> <p>B) improving the resilience of development, essential services and Infrastructure to cope with changes in climate.</p> <p>C) promoting land management which reduces the overall risk of flooding in and around the area, working with natural processes.</p> <p>D) ensuring that the design of new tracks and drainage is suitable for extreme weather events.</p> <p>E) working in partnership to facilitate necessary coastal and flood protection works.</p>	<p>Mortality, disturbance, habitat loss and displacement of bats and otters</p>	<p>Exmoor and Quantocks Oak Woodlands SAC</p>	<p>Uncertain – Small scale renewable energy development has potential effects on wildlife, such a hydroelectric schemes on otters and micro turbines on bats</p>
<p>CC-D1 FLOOD RISK</p> <p>1. Development proposals will be permitted where they:</p> <p>a) Are consistent with the sequential test and applicants demonstrate that sites at little or no risk of flooding are developed in preference to areas at higher risk.</p> <p>b) Do not increase the risk of flooding elsewhere.</p> <p>c) Do not reduce the potential of land used for current or future flood management.</p>	<p>None likely</p>	<p>None</p>	<p>No significant effect likely – the policy is concerned with flood risk to development, which should not conflict with National Park purposes under sub policy 3.</p>

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<p>d) Are compatible with the appropriate Catchment Flood Management Plan or Shoreline Management Plan.</p> <p>e) Use development to reduce the risk of flooding through location, layout and design and incorporate sustainable drainage systems to minimise surface water run-off and avoid pollution.</p> <p>2. Where appropriate, a site-specific Flood Risk Assessment should support proposals.</p> <p>3. Where, as a result of applying the sequential test, a development is approved on an exceptions basis, planning agreements or developer contributions will be sought to ensure that the development is protected from flooding to the appropriate standard throughout its lifetime. Any required additional or enhanced flood defences should not conflict with National Park purposes.</p>			
<p>CC-S2 COASTAL DEVELOPMENT</p> <p>1. Proposals for development should avoid areas at risk from coastal change, ensure they are compatible with the latest Shoreline Management Plan and available coastal vulnerability data, and where necessary undertake a vulnerability assessment. Development that would increase the risk of coastal erosion will not be permitted.</p> <p>2. Development will be permitted at the coast only where it has been demonstrated that it:</p> <p>A) is located in a named settlement (GP3) or requires a coastal location;</p> <p>B) is not within an area identified at risk of coastal change including Coastal Change Management Areas unless it is essential infrastructure or sea defences which clearly require such a location and there are no alternative solutions;</p> <p>C) is appropriate to the setting and character of the coastline (CE-S1) and does not adversely affect coastal interests including coastal biodiversity and heritage assets; and</p> <p>D) does not increase risk to life or property, or affect the natural coastal processes at any part of the coastline both within and outside of the National Park.</p>	None likely	None	No significant effect likely – the policy is concerned with the location of development on the coast and states that such will only be permitted where it does not adversely affect coastal biodiversity or natural coastal processes (sub policies c and d).
<p>CC-S3 PORLOCK WEIR COASTAL CHANGE MANAGEMENT AREA</p> <p>1. A Coastal Change Management Area (CCMA) is designated at Porlock Weir as shown on the</p>	Habitat Loss and Fragmentation	Exmoor and Quantocks Oak Woodlands SAC	Uncertain – the policy is concerned with the responding to coastal change. Porlock Weir lies within ecological zone of

Policy	Potential Impact on Natura 2000 Sites	Natura 2000 sites Potentially Affected	Comment
<p>proposals map.</p> <p>2. Within the Porlock Weir CCMA:</p> <p>a) permanent new residential development will not be permitted.</p> <p>b) change of use will be permitted for less vulnerable and water compatible tourism-related development, shops, small scale business or leisure activities requiring a coastal location and providing substantial economic and social benefits to the community.</p> <p>(c) key community infrastructure will be permitted, which has to be sited within the CCMA to provide the intended benefits to the wider community and there are clear, costed plans to manage the impact of coastal change on it and the service it provides.</p> <p>(d) adaptation measures to existing buildings and businesses, which increase resilience to flood risk will be supported.</p> <p>3. Any development permitted under (2) above will be subject to time-limited planning permissions.</p> <p>4. Replacement of buildings and facilities likely to be lost as a result of coastal change will be permitted in accordance with policy CC-S4 replacement dwellings from CCMA's.</p> <p>5. A strategy for Porlock Weir and surrounding area will be produced in line with the principles in (2) above and CC-S4 replacement dwellings from CCMA's. Any proposals for adaptation and relocation at Porlock Weir will be required to be achieved in accordance with this strategy.</p>			<p>influence of the barbastelle bat feature of the Exmoor and Quantocks Oak Woodlands SAC. Radio tracking has shown that barbastelle bats commute and forage on the coast (Billington, 2000). Community infrastructure is not defined and business development is not mentioned</p>
<p>CC-S4 REPLACEMENT DEVELOPMENT FROM COASTAL CHANGE MANAGEMENT AREAS</p> <p>1. The replacement of development within CCMA's at risk from coastal change through relocation must be consistent with the following principles:</p> <p>A) it is important to the well-being of the coastal community affected;</p> <p>B) it is not within an area likely to be affected by physical changes to the coast;</p> <p>C) it is well related to current buildings and infrastructure including In its siting, scale, height and design (CE-S6);</p> <p>D) replacement development is of the same size and use as the original asset at risk unless an opportunity for significant visual enhancement can be demonstrated in accordance with GP1. In the case of dwellings, they accord with the floor space</p>	<p>Habitat Loss and Fragmentation</p>	<p>Exmoor and Quantocks Oak Woodlands SAC</p>	<p>Uncertain –Porlock Weir lies within ecological zone of influence of the barbastelle bat feature of the Exmoor and Quantocks Oak Woodlands SAC. Radio tracking has shown that barbastelle bats commute and forage on the coast at Porlock Weir (Billington, 2000). In sub policy F 'unacceptable impact' is considered to be too vague to fulfil the certainty required under Habitats Regulations.</p>

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<p>provision in HCD17; E) the site of the original development at risk it replaces is either cleared or managed to be rendered safe for the local community, environment and consistent with National Park purposes; and F) the overall proposal considering both new development and management of that which is to be lost will result in no unacceptable impact on the landscape, biodiversity, built environment, townscape or local communities.</p>			
<p>CC-D2 WATER CONSERVATION</p> <p>1. Development proposals should demonstrate how water conservation measures will be incorporated in their proposals and how demand for water will be minimised, and including measures for the recycling, storage and reuse of rainwater and grey water. Retrofitting of existing properties will also be encouraged where appropriate.</p> <p>2. On-farm water storage through small scale reservoirs, bunds and ponds will be supported where they enhance water supplies and are compatible with National Park purposes.</p> <p>3. Development proposals which lead to an increase in the demand for water in locations where the existing water supply is inadequate or cannot be satisfactorily improved, or where additional abstraction will have an adverse effect on existing supplies, fisheries, recreational or nature conservation interests will not be supported.</p>	None likely	None	No significant effect likely – the policy is concerned with water conservation. In addition to the protection of nature conservation interests provided in sub policy 3 abstraction would be dealt with under the Environment Agency’s regulatory processes.
<p>CC-S5 LOW CARBON AND RENEWABLE ENERGY DEVELOPMENT</p> <p>1. Development proposals for small scale renewable energy schemes that assist in contributing towards reducing greenhouse gas emissions and moving towards a carbon neutral national park will be supported where they:</p> <p>A) contribute towards meeting domestic, community or business energy needs within the National Park;</p> <p>B) are compatible with the landscape character of the locality and avoid the most sensitive landscapes;</p> <p>C) do not compromise the natural beauty, wildlife, cultural heritage or historic environment of the</p>	None likely	None	<p>No significant effect likely – Renewable energy development has potential effects on wildlife, such as hydroelectric schemes on otters and wind turbines on bats. Only one barbastelle and one Bechstein’s bat have been recorded as casualties from wind turbine development across Europe over a ten year period.⁷</p> <p>Nonetheless the policy states that the development will only be supported where it does not adversely affect habitat quality and the maintenance of species</p>

⁷ Rydell, J., Engström, H., Hedenström, A., Larsen, J. K., Pettersson, J. & Green, M. 2012. *The effect of wind power on birds and bats – A synthesis*. Stockholm: Swedish Environmental Protection Agency

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<p>National Park, or lessen the enjoyment of its special qualities, either on their own, or in combination with other schemes;</p> <p>D) do not adversely affect habitat quality or the maintenance of wildlife populations;</p> <p>E) provide environmental enhancement or community benefits wherever possible;</p> <p>F) conserve the amenity of the area including in relation to landscape and visual impact, tranquillity, access and recreation, air and water quality, noise, dust, odour and traffic generation; and</p> <p>G) make provision for the removal of the facilities and reinstatement of the site, should it cease to be operational.</p> <p>2. Proposals for large scale, commercial renewable energy development will not be permitted.</p>			populations (sub policy 1D).
<p>CC-D3 SMALL-SCALE WIND TURBINES</p> <p>1. Proposals for individual wind turbines serving individual properties or groups of properties will only be permitted where they are small scale and:</p> <p>a) appropriate in scale to the property being served, with a maximum height of 20m to rotor tip;</p> <p>b) there is no unacceptable landscape or visual impact including cumulative impacts; and any residual impacts are minimised by locating the turbine close to any associated development or features and by screening and colour of the turbine;</p> <p>c) there is no unacceptable adverse impact on tranquillity or amenity including the effects of shadow flicker and noise on nearby properties or access routes;</p> <p>d) the location does not conflict with the use of the area for recreation and access, and public safety is not compromised; and</p> <p>e) access to the site for construction and maintenance can be provided without damage to rural roads or historic bridges and fords.</p>	None likely	None	No significant effect likely – Small wind turbine development has potential effects on bats principally from displacement, although some casualties have occurred ⁸ , these are rare and it is considered the location of the turbine would minimise any risks. Research carried out by the University of Stirling (Mindermann et al, 2012) shows that micro turbines have the effect of displacing bat activity even when good habitat is present. Bat activity is reduced within 0 to 5 metres but not at longer distances (20 – 25 metres). However, at a landscape level this could result in denial of access to feeding areas through severance of flight lines, especially in landscapes with limited suitable habitat. ⁹

⁸ Research carried out by the University of Exeter over three years into the effects of small and medium wind turbines (1 to 2 turbines, 18 - 55 metres hub height) on bats indicates that there are very few casualties from the smaller turbines, 6 over the 3 year research period on 30 sites monitored with dogs (70% efficiency) (A. Moyles - Presentation given on 23 September 2014 at the Linnaean Society, London)

⁹ Mindermann, J., Pendlebury, C. J., Pearce-Higgins, J. W. & Park, K. J. 2012. Experimental Evidence for the Effect of Small Wind Turbine Proximity and Operation on Bird and Bat Activity. *PLoS One*, July 2012, 7, 7, 1 – 6

Policy	Potential Impact on Natura 2000 Sites	Natura 2000 sites Potentially Affected	Comment
<p>CC-D4 FREESTANDING SOLAR ARRAYS</p> <p>1. Small scale freestanding solar arrays to serve the needs of individual properties, groups of properties, community buildings such as village halls, agricultural properties or other businesses will be permitted where:</p> <p>a) they are appropriate in scale and in proportion to the size of the property they are intended to serve;</p> <p>b) they are suitably sited and screened to avoid any intrusive visual or landscape impact, and where they are clearly associated with the buildings or properties that they are intended to serve;</p> <p>c) they are sensitively sited to avoid impacts on wildlife and land of high ecological interest;</p> <p>d) the design, colour and choice of materials minimises any visual impact; and</p> <p>e) they do not detract from the setting of listed buildings or other heritage assets, or cause damage to archaeological interests.</p> <p>2. Proposals for ground mounted solar arrays that are sited in isolation away from existing built forms will not be permitted.</p>	None likely	None	No significant effect likely – the policy includes provision for siting to avoid wildlife impacts and land of high ecological interest which would include the Exmoor SACs. There is no evidence for impacts on the species cited for the Exmoor and Quantocks Oak Woodlands SAC outside the designated site.
<p>CC-S6 WASTE MANAGEMENT</p> <p>1. The National Park Authority will work with the waste collection and disposal authorities, partner organisations and local communities to promote sustainable management of waste through the waste hierarchy.</p> <p>2. Large scale waste facilities, including landfill sites, will not be permitted in the National Park.</p> <p>3. Waste facilities for small scale reuse, recycling, and composting will only be permitted to meet the identified needs of, and serve individual local communities, where they do not include importation of waste from outside that community. Community waste facilities should be well related to settlements, as in accordance with GP3, to avoid the need to travel and avoid any unacceptable adverse impact on local communities and amenity, and the landscape, wildlife and cultural heritage of the National Park.</p>	None likely	None	No significant effect likely – the policy concerns waste management and provides for unacceptable impacts on wildlife (sub policy 3) generally, for anaerobic digesters on farms to be sited to avoid impacts on the natural environment, and deals with risk from construction and demolition waste and biodiversity (sub policy 5). The latter would also be subject to the Environment Agency's regulatory processes which would consider effects on Natura 2000 sites.

Policy	Potential Impact on Natura 2000 Sites	Natura 2000 sites Potentially Affected	Comment
<p>4. Small scale anaerobic digesters dealing with a mixed waste stream will only be permitted where they do not include importation of feedstock and waste from outside the National Park and/or from parishes adjoining the National Park. Farm facilities should be suitably located on the farm to avoid impacts on the natural and cultural environment and traffic generation. Proposals for anaerobic digesters should also accord with policy CC-S5 (low carbon and renewable energy development).</p> <p>5. Construction and demolition waste should be minimised and must be managed and re-used on site where there will be no harmful impacts. Where re-use on site may result in an environmental risk to biodiversity, the historic environment (such as archaeology or setting of a heritage asset), local communities or the water environment, appropriate off-site waste management or disposal will be required. Environmental permitting and waste transfer carriers. Advice should be sought from the Environment Agency as regulator.</p> <p>6. Applications for all major developments (for 10 or more dwellings or buildings greater than 1000sqm) must demonstrate how the construction and operational phases of the development will be consistent with the principles of sustainable waste management through a Waste Audit Statement.</p> <p>7. The National Park Authority will require the appropriate restoration and after-use of waste sites, through the application of appropriate conditions where necessary, based upon conservation and enhancement of landscape character, geodiversity and biodiversity, the historic environment and quiet enjoyment of the National Park.</p> <p>8. The design of new development should incorporate adequate storage for recycling waste (CE-S6). Development comprising of domestic Properties must seek guidance from the Somerset Waste Partnership and their access requirement.</p> <p>9. Proposals relating to waste water and sewage facilities for storage and disposal should be consistent with policies GP1 and CC-D5 to Ensure that such infrastructure is appropriate in terms of its location, scale and design to avoid adverse impacts on the National Park and surrounding area. On-going dialogue with water utility companies will help to achieve this.</p>			

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<p>CC-D5 SEWERAGE CAPACITY AND SEWAGE DISPOSAL</p> <p>1. Development proposals for, or which require new or extended sewage infrastructure, will be permitted where it can be demonstrated that the facility will pose no unacceptable harm to public health, amenity or environmental quality. The following criteria must also be satisfied:</p> <p>a) appropriate location, scale and design of the infrastructure (CE-S6);</p> <p>b) use of necessary mitigation measures (including climate change resilience measures), to avoid impacts on surrounding areas including noise, air, soil and water pollution, odour, litter, visual intrusion, and other disturbances; and</p> <p>c) connection to a public mains sewer, where available and physically possible. Where existing capacity is insufficient, proposals should contribute to an integrated and adequate network of sewage treatment installations, sufficient to meet the needs of existing and proposed development; Proposals which require non-mains sewerage must demonstrate that the proposal cannot be connected to a public mains sewer.</p> <p>2. Satisfactory arrangements should be made to ensure the public sewerage infrastructure can appropriately manage the additional required capacity of the proposal before the development is occupied or activated.</p> <p>3. Development proposals which exceed the capacity of private sewerage infrastructure or which do not otherwise include satisfactory arrangements consistent with the requirements of this policy will not be permitted. For development proposals that require new or extended private sewerage infrastructure, this must be provided before the development is occupied or activated to ensure current sewerage capacity is not exceeded.</p> <p>4. Regularly occupied development such as residential buildings will not be permitted in locations likely to be unacceptably affected by the proximity of sewerage infrastructure.</p>	None likely	None	No significant effect likely – the policy is concerned with sewage capacity and disposal only.
<p>CC-S7 POLLUTION</p> <p>1. Applicants should first seek to avoid pollution where possible Including through using preventative measures and working in Partnership.</p> <p>2. Where pollution cannot be avoided development proposals will be expected to demonstrate that</p>	None likely	None	No significant effect likely – the policy is concerned with the control of pollutants. Unacceptable adverse effects on the environment is stated but biodiversity and nature conservation is not mentioned specifically

Policy	Potential Impact on Natura 2000 Sites	Natura 2000 sites Potentially Affected	Comment
<p>there will be no unacceptable adverse impacts individually or cumulatively on the environment including Groundwater Source Protection Zones, natural resources, public health, communities, quality of life, amenity and neighbouring land uses including areas outside of the National Park by:</p> <p>A) minimising any residual impacts to an acceptable level;</p> <p>B) storing materials including agricultural slurry/by-products in a way that will not pollute the surrounding environment and natural resources including in flood events; and</p> <p>C) remediating contaminated land before development proceeds (in the case of proposals on or affected by contaminated land).</p> <p>3. Proposals which seek to reduce pollution and include measures to improve the quality of the surrounding environment and resources will be encouraged.</p>			<p>in the text of the policy However, proposals are likely to be subject to the Environment Agency's regulatory processes which would consider effects on Natura 2000 sites.</p>
<p>HC-S1: HOUSING</p> <p>1. The purpose of housing development will be to address the housing needs of local communities. The principal community identified need is for affordable housing with local occupancy ties. Exceptionally, new housing will be acceptable where it addresses an identified local housing need for:</p> <p>A. Affordable homes that remain affordable in perpetuity and which will be occupied by local persons in proven housing need in accordance with the local occupancy definition in HC-S3;</p> <p>B. Rural workers in agriculture, forestry or other rural land based enterprises with a proven essential, functional need in accordance with HC-D7 or HC-D8 and HC-D9 or to enable succession farming on established farm businesses in accordance with HC-D7 or HC-D8 and HC-D10; or</p> <p>C. Specialist housing for older people and other vulnerable members of the community, in accordance with HC-D3 which will be occupied by local persons in perpetuity; or</p> <p>D. An "extended family dwelling", in accordance with HC-D4, which will be occupied by local persons in perpetuity.</p> <p>2. Consistent with an exceptions approach to housing, provision will not be made for housing</p>	None likely	None	<p>No significant effect likely – the policy is concerned with criteria for housing need within local communities. It states that provision will not be made for open market housing and land for housing will not be allocated within the development plan.</p>

Policy	Potential Impact on Natura 2000 Sites	Natura 2000 sites Potentially Affected	Comment
<p>solely to meet open market demand and housing land will not be allocated in the development plan.</p> <p>3. 'Principal residence' housing will only be considered where it is essential to deliver an identified need for local need affordable housing and in accordance with policy HC-S4.</p> <p>4. In local service centres and villages, 'principal residence' market housing through the change of use of existing buildings including provisions for Commuted sums towards local needs affordable housing in the National Park as a result of thresholds will only be considered as long as Government guidance on planning obligations relating to thresholds for affordable housing is extant. If the guidance changes, this provision will no longer apply and 100% affordable housing will be sought.</p>			
<p>HC-S2 A BALANCED LOCAL HOUSING STOCK</p> <p>1. All new residential development will contribute towards the creation of sustainable, balanced, inclusive communities by providing housing that addresses the local needs of present and future generations, through:</p> <p>A. Having regard to the existing housing stock in the locality, ensuring that new housing provision will, through the mix of new dwellings in terms of size, type and tenure, meet the needs of Exmoor's communities and offer a good standard of accommodation by being constructed to be neither too large nor too small and using flexible standards that enable dwellings to be adapted to the needs of people over their lifetime</p> <p>B. For local need affordable dwellings permitted under HC-S1 and HCD1, or HC-D2, HC-D5, HC-D6, or HC-D7, the dwelling(s) will be affordable By size and type to local people and will remain so in perpetuity. For privately owner occupied local need dwellings, specialist housing, extended family dwellings and 'succession farm dwellings', the net floorspace will be 90 square metres or less.</p> <p>C. Where permission is granted for dwellings of up to 90sqm, including those created through subdivisions, a condition will be attached removing permitted development rights in respect of extensions to ensure that dwellings do not exceed 90sqm in size.</p> <p>2. Where permission is granted for employment uses as part of a proposal, a condition may be attached tying the occupation of the dwelling to the operation of the business.</p>	None likely	None	No significant effect likely – the policy is concerned with criteria for housing stock with in local communities.

Policy	Potential Impact on Natura 2000 Sites	Natura 2000 sites Potentially Affected	Comment
<p>HC-S3 LOCAL OCCUPANCY CRITERIA</p> <p>1. New local need affordable housing will be occupied by a person(s) (and their dependents) with a proven housing need who cannot afford (to rent or buy) accommodation in the locality and who meets one or more of the following definitions:</p> <p>A. Has a minimum period of 10 years permanent residence in the parish or an adjoining parish and who is forming an independent household or is currently homeless or living in otherwise unsatisfactory accommodation;</p> <p>B. Has a minimum period of a total of 10 years permanent residence within parishes within the National Park and who can demonstrate a clear link with a parish or its adjoining parish and is forming an independent household or is currently homeless or living in otherwise unsatisfactory accommodation;</p> <p>C. Is not now resident in the parish or an adjoining parish but with a local connection with the parish including a period of permanent residence of 10 years or more within the last 30 years;</p> <p>D. Has an essential need to live close to another person who has a minimum of 10 years permanent and continuous residence in the parish or an adjoining parish, the essential need arising from proven age or medical reasons, or</p> <p>E. Needs to live close to their place of work or meets the requirements of an Exmoor worker in the parish or an adjoining parish.</p> <p>2. A planning obligation will be secured to ensure that occupancy of the dwelling(s) is confined to persons in local housing need in perpetuity.</p> <p>A. The definition of local need shall initially be based on criteria 1 above. Where there are no local people meeting criteria 1 and properties are vacant, a cascade approach will apply and the planning obligation will allow other local persons with a minimum period of 5 years permanent and continuous residence in the parish or an adjoining parish to qualify. Where properties become vacant and there is no-one meeting criteria 1 above or the 5 year residency qualification, the final stage of the Cascade will allow:</p> <p>I. Dwelling(s) owned or controlled by a registered provider (including housing associations) to be occupied by other local persons with strong local ties to the remaining district council area outside the National Park; or</p>	None likely	None	No significant effect likely – the policy is concerned with occupancy criteria

Policy	Potential Impact on Natura 2000 Sites	Natura 2000 sites Potentially Affected	Comment
<p>ii. Will ensure for privately owned dwellings, that the occupancy cascade will not go wider than the national park area unless for those subsequent occupants who qualify under clauses 1 (c) 1 (d) or 1 (e) above.</p>			
<p>HC-S4 PRINCIPAL RESIDENCE HOUSING</p> <p>1. Any market housing will 'be principal residence' housing and will only be permitted, through the change of use of non-residential buildings to housing in settlements, and/or required to enable the delivery of affordable housing to meet local needs in accordance with policy HC-S1 (housing), clause 3 and in Accordance with:</p> <p>A) HC-D1 (conversions to dwellings in settlements), B) HC-D2 ((new build dwellings in settlements), C) RT-D3 (safeguarding serviced accommodation) and HC-D6 (the change of use of serviced accommodation to housing); or D) HC-D14 (subdivisions of existing dwellings).</p>	None likely	None	No significant effect likely – the policy is concerned with definition of principal residence only
<p>POLICY HC-D1 CONVERSIONS TO DWELLINGS IN SETTLEMENTS</p> <p>1. Within the named settlements, the change of use of a non-residential building(s) to a dwelling(s) will be permitted where:</p> <p>a) the building is well related to existing buildings and the proposal conserves or enhances the character of the settlement; b) the proposal meets the requirements of CE-S5; c) there is a proven local need for the dwelling(s) which will meet an affordable local need, and the intended occupants meet the requirements of the local need occupancy criteria which will be secured in perpetuity through a planning obligation in accordance with HCS3; and d) the dwelling(s) will be affordable by size and type to local people and will remain so in perpetuity in accordance with HC-S2.</p> <p>2. Proposals for 'extended family dwellings, will accord with criteria 1 (a) and (b) above, be occupied by a person who meets the definition of 'extended family' and be in accordance with HC-D4.</p> <p>3. The intention will remain the provision of 100% affordable housing to meet an identified local need and the change of use of a non-residential building to residential will address an identified local affordable need unless:</p> <p>a) It is an element of principal residence market</p>	None likely	None	No significant effect likely – the policy concerns conversion of buildings to dwellings within settlements only

Policy	Potential Impact on Natura 2000 Sites	Natura 2000 sites Potentially Affected	Comment
<p>housing in accordance with HC-S4; and:</p> <p>b) it is clearly and robustly demonstrated that it is required to enable delivery of affordable housing which cannot be made financially viable without it;</p> <p>c) the building is able to accommodate more than one dwelling unit;</p> <p>d) it is within a Local Service Centre or a Village (GP3);</p> <p>e) it is the minimum number of principal residence market houses required to support the delivery of the required affordable housing to maximise the proportion of affordable homes within viability constraints;</p> <p>f) the affordable dwellings will be occupied by a person(s) with a proven housing need in accordance with HC-S3;</p> <p>g) in terms of size and type, the mix of principal residence market housing is in accordance with Policy HC-S2;</p> <p>h) The affordable housing and principal residence market housing will be indistinguishable and will be fully integrated on the development site; and</p> <p>i) The affordable housing will be provided broadly in-step with the principal residence housing as development progresses; or</p> <p>j) It is 'Principal Residence' housing in accordance with HC-S1 clause 4.</p> <p>4. The National Park Authority will ensure that, whether through a single permission or incremental permissions, the number of affordable dwellings created is that which would have been required if the scheme had been constructed as a single development having regard to the planning unit and previous permissions since the adoption of the March 2005 Local Plan. In the case of the creation of one or more dwellings from a single previous planning unit (whether at once or over a period of time), the development should contribute the maximum number of local need affordable homes consistent with this policy or in accordance with HCS1, clause 4.</p> <p>5. Where there is reason to believe that the proposal is formulated with a view to circumventing or mitigating affordable housing requirements, including where the National Park Authority considers that a building is able to accommodate more than one dwelling units, its capacity will be re-calculated.</p> <p>6. Where a scheme would provide more affordable homes than are needed in the parish and the adjacent parishes, now and in the near future a financial contribution will be required towards affordable housing needed elsewhere in the National Park in accordance with Policy GP5</p> <p>.</p>			

Policy	Potential Impact on Natura 2000 Sites	Natura 2000 sites Potentially Affected	Comment
<p>7. Proposals for specialist housing will be permitted where they accord with HC-D3.</p> <p>8. Where permission is granted condition(s) will be attached removing permitted development rights in accordance with HC-S2 and CE-S5.</p>			
<p>POLICY HC-D2 NEW BUILD DWELLINGS IN SETTLEMENTS</p> <p>1. New build housing development will be permitted in named settlements where:</p> <p>a) the site is well related to existing buildings and any development would conserve or enhance the character of the traditional settlement pattern and the character and appearance of the site and its surroundings;</p> <p>b) it will meet an affordable local need, there is a proven local need for the dwelling(s) and that need cannot be met within the existing housing stock, or from sites/buildings already with planning permission;</p> <p>c) the intended occupants meet the requirements of the local need occupancy criteria which will be secured in perpetuity through a planning obligation in accordance with HC-S3; and</p> <p>d) the dwelling(s) will be affordable by size and type to local people and will remain so in perpetuity in accordance with HC-S2;</p> <p>2. All new build housing must address an identified local need and be affordable with occupation restricted to local people in perpetuity unless, in the named Local Service Centres and Villages</p> <p>a) for reasons of financial viability, the NPA is satisfied that it can be clearly and robustly demonstrated that:</p> <p>i. an element of principal residence market housing (HC-S4) is required to enable delivery of affordable housing which cannot be made financially viable without it. The affordable housing will be owned or controlled by a Registered Provider (including Housing Associations) or a community land trust. The intention will remain the provision of 100% affordable housing to meet an identified local need.</p> <p>ii. it is the minimum number of principal residence houses required to support the delivery of the required affordable housing.</p> <p>iii. the affordable dwellings will be occupied by a person(s) with a proven housing need in accordance with the local occupancy definition in HC-S3 and will otherwise accord with this Policy.</p> <p>iv. in terms of size and type, the mix of principal</p>	None likely	None	<p>No significant effect likely – the policy concerns new buildings within settlements only. Potential impacts at the edge of or along watercourses could result in loss of otter (Exmoor and Quantocks Oak Woodlands SAC) habitat or disturbance. However, it is considered unlikely that the loss or degradation would be significant in terms of movement through individual territories and that significant otter holts are usually located away from human habitation (Liles, 2003).</p>

Policy	Potential Impact on Natura 2000 Sites	Natura 2000 sites Potentially Affected	Comment
<p>residence market housing is in accordance with HC-S2;</p> <p>v. the affordable housing and principal residence housing are indistinguishable and fully integrated on the development site; and</p> <p>vi. the affordable housing will be provided broadly in-step with the principal residence housing as development progresses; or.</p> <p>b) it is 'Principal Residence' housing through the redevelopment of a 'Vacant Building(s)' in accordance with HC-S1 clause 4 only. In such cases, for a building to be considered as vacant, applicants will need to demonstrate that it is not abandoned and that it has been unoccupied and without content for a minimum of 3 years.</p> <p>3. Proposals for specialist housing will be permitted where they accord with HC-D3</p> <p>4. Where permission is granted for local need or 'principal residence' dwellings or specialist housing of up to 90sqm floorspace, a condition will be attached removing permitted development rights in accordance with HC-S2.</p>			
<p>POLICY HC-D3 SPECIALIST HOUSING FOR EXMOOR'S COMMUNITIES</p> <p>1. Proposals which address an identified local need or requirement for specialist housing for older people and/or other vulnerable members of the community who require care and assistance will be permitted where:</p> <p>a) it cannot be provided within the existing housing stock, including through the appropriate subdivision and adaptation of existing dwellings in accordance with HCD14 or from sites/buildings already with planning permission;</p> <p>b) proposals for more than one dwelling unit of local needs affordable housing and any principal residence market housing provide for an identified need or requirement for specialist housing permitted in accordance with HC-D1 or HC-D2; and where:</p> <p>i. it will be integrated into the local community to enable access to required services and facilities;</p> <p>ii. it is built to standards and to a size in accordance with HC-S2;</p> <p>iii. subdivision, adaptation or conversion work accords with CE-S5.</p> <p>2. A planning obligation will be secured to ensure that the occupancy of specialist housing is confined in perpetuity to a local person (and their</p>	None likely	None	No significant effect likely – the policy concerns specialist housing needs only

Policy	Potential Impact on Natura 2000 Sites	Natura 2000 sites Potentially Affected	Comment
<p>dependents) who has a minimum period of a total of 10 years permanent residence within parishes in the National Park;</p> <p>3. Where permission is granted a condition will be attached removing permitted development rights in accordance with HC-S2.</p> <p>4. The planning obligation will allow, where properties become vacant, and where no person in need of specialist housing, can be found to occupy a property, other persons with a local affordable housing need consistent with HC-S3 to occupy the dwelling.</p> <p>5. The provision of specialist accommodation offering care through a residential institution should be in accordance with HC-S7.</p>			
<p>POLICY HC-D4 EXTENDED FAMILY DWELLINGS CRITERIA</p> <p>1. An extended family dwelling will only be permitted through the change of use of an existing traditional building in accordance with CE-S5 and in close association with an existing dwelling:</p> <p>a) in settlements within the curtilage of an existing dwelling; or</p> <p>b) a farmstead within an existing group of buildings</p> <p>2. Extended family dwellings, will be occupied by a person(s) (and their dependents) who can demonstrate that:</p> <p>a) the occupier of the associated existing dwelling or the new dwelling has a minimum period of 10 years or more in the last 20 years permanent and continuous residence in the parish or an adjoining parish; and</p> <p>b) they are immediate family by virtue of being a direct descendent or antecedent of the permanent occupier of the associated existing dwelling; or</p> <p>c) exceptionally, they are a dependent relative who has an essential need to live close to another person, the need arising from age, family or medical reasons.</p> <p>3. A planning obligation will be secured to ensure that the intended occupants meet the requirements of the extended family occupation in this policy and to tie the dwelling(s) to the main house to ensure that they are not sold off separately.</p> <p>4. The variation of a planning obligation which restricts the occupancy of an extended family dwelling as set out in this policy will only be permitted where the occupancy of the dwelling</p>	None likely	None	No significant effect likely – the policy concerns extensions to existing dwellings criteria

Policy	Potential Impact on Natura 2000 Sites	Natura 2000 sites Potentially Affected	Comment
<p>is limited by agreement to local persons as defined in HC-S1 and HC-S3, or as a holiday let where the proposal is in accordance with HC-D13.</p> <p>5. Where permission is granted a condition will be attached removing permitted development rights in accordance with HC-S2</p>			
<p>HC-D5 CUSTOM/SELF BUILD LOCAL NEED HOUSING IN RURAL COMMUNITIES</p> <p>1. Exceptionally, new build including custom/self-build housing will be permitted where:</p> <p>a) It is in a named settlement or in a rural community in the open countryside. Proposals in a named settlement will be determined in accordance with HC-D1 or HC-D2 as appropriate.</p> <p>b) the site is well related to existing buildings, any development is proportionate in scale and it would conserve or enhance the traditional pattern of the rural community, landscape character and the appearance of the site and its surroundings;</p> <p>c) there is a proven local need for the dwelling(s) which will meet an affordable local need, and the intended occupants meet the requirements of the local need occupancy criteria which will be secured in perpetuity through a planning obligation in accordance with HC-S3.</p> <p>d) the dwelling(s) will be affordable by size and type to local people and will remain so in perpetuity in accordance with HC-S2;.</p> <p>e) Where permission is granted, a condition will be attached removing permitted development rights in respect of extensions in accordance with HC-S2.</p> <p>2. In rural communities, housing schemes that require cross subsidy through 'principal residence' housing' or 'specialist housing' whether new build or through the change of use of existing non-residential buildings will not be permitted.</p>	None likely	None	<p>No significant effect likely – the policy concerns new buildings within settlements only. Potential impacts at the edge of or along watercourses could result in loss of otter (Exmoor and Quantocks Oak Woodlands SAC) habitat or disturbance. However, it is considered unlikely that the loss or degradation would be significant in terms of movement through individual territories and that significant otter holts are usually located away from human habitation (Liles, 2003).</p>
<p>HC-D6 THE CHANGE OF USE OF SERVICED ACCOMMODATION TO HOUSING</p> <p>1. Proposals for the change of use of serviced accommodation to dwelling(s) will only be considered where the requirements in RT-D3 are satisfied. The intention, through the change of use will remain the provision of 100% affordable housing to meet an identified local need.</p> <p>2. In the Local Service Centres and Villages, proposals will accord with HC-D1.</p>	None likely	None	<p>No significant effect likely – the policy concerns change of use only</p>

Policy	Potential Impact on Natura 2000 Sites	Natura 2000 sites Potentially Affected	Comment
<p>3. Outside the Local Service Centres and Villages, an element of principal residence market housing in accordance with HC-S4 may only be permitted where:</p> <p>a) The proposal meets the requirements of CE-S5; b) it is clearly and robustly demonstrated that it is required to enable delivery of affordable housing which cannot be made financially viable without it; c) the building is able to accommodate more than one dwelling unit; and d) it is the minimum number of principal residence market houses required to support the delivery of the required affordable housing and to maximise the proportion of affordable homes within viability constraints; d) the affordable dwellings will be occupied by a person(s) with a proven housing need in accordance with HC-S3; e) in terms of size and type, the affordable dwellings and the mix of principal residence market housing is in accordance with HC-S2; f) the affordable housing and principal residence market housing will be indistinguishable and will be fully integrated on the development site; and g) The affordable housing will be provided broadly in-step with the principal residence housing as development progresses.</p> <p>2. The National Park Authority will ensure that, whether through a single permission or incremental permissions, the number of affordable dwellings created is that which would have been required if the scheme had been constructed as a single development having regard to the planning unit and previous permissions since the adoption of the March 2005 Local Plan. In the case of the creation of more than one dwelling from a single previous planning unit (whether at once or over a period of time) the development should contribute the maximum number of local need affordable homes consistent with this policy</p> <p>3. Where there is reason to believe that the proposal is formulated with a view to circumventing or mitigating affordable housing requirements, including where the National Park Authority considers that a building is able to accommodate more than one dwelling unit, its capacity will be re-calculated.</p> <p>4. Where a scheme would provide more affordable homes than are needed in the parish and the adjacent parishes, now and in the near future, a financial contribution will be required towards affordable housing needed elsewhere in the National Park in accordance with GP5. Any</p>			

Policy	Potential Impact on Natura 2000 Sites	Natura 2000 sites Potentially Affected	Comment
<p>housing which may be permitted to deliver the required affordable housing should be principal residence housing (HC-S4) and will be the minimum number required to support the delivery of the affordable housing.</p> <p>5. Where permission is granted, condition(s) will be attached removing permitted development rights in accordance with HC-S2 and CE-S5.</p>			
<p>POLICY HC-D7 CONVERSIONS TO DWELLINGS IN THE OPEN COUNTRYSIDE</p> <p>1. In the open countryside the change of use of a non-residential building(s) to a dwelling(s), will be permitted where:</p> <p>a) the need for the dwelling(s) cannot be met within the existing housing stock, from sites/buildings already with planning permission or through the acceptable extension and/or subdivision of an existing dwelling;</p> <p>b) it is in accordance with CE-S5;</p> <p>a) in the case of local need accommodation, the building is located in a hamlet or farmstead where there is an existing dwelling. The intended occupants will meet the local need criteria in HC-S3 and a planning obligation will be secured to ensure that occupancy of the dwelling(s) is confined to persons in local housing need in perpetuity;</p> <p>b) in the case of 'extended family accommodation', the building is located in a farmstead within an existing group of buildings, in close association with an existing dwelling and the proposal otherwise accords with HC-D4; or</p> <p>c) in the case of a rural worker or succession farm dwelling, the building is well related to existing buildings on the holding. The occupancy of a rural worker dwelling will be limited to a person(s) able to demonstrate a proven essential need for the accommodation in accordance with HC-D9 or, for a succession farm dwelling, the occupancy requirements in HC-D10.</p> <p>2. In the case of buildings within an existing agricultural, or other primary business responsible for land management, a change of use will only be permitted where it can be demonstrated that the agricultural use of the existing building(s) to be reused is redundant.</p> <p>3. Where permission is granted a condition will be attached removing permitted development rights in respect of extensions in accordance with HC-S2 and in respect of alterations in accordance with</p>	Loss of roosts	Exmoor and Quantocks Oak Woodlands SAC	No significant effect likely – The policy is non-locational. Barbastelle and Bechstein's bats are principally tree roosting species. However, barns and unheated structures can be used especially in the winter by barbastelle bats (Greenaway, 2008). This would include structures outside the designated site. Bechstein's bats use tree roosts throughout the year (Schofield & Greenaway, 2008). However, policy refers to CE-S5 (sub policy 1b) in which sub policy 1d states that bat roosts will be maintained or replaced and 1a states that conversions or alterations must accord with the relevant policies in the plan which would include CE-S3 which is mentioned in the accompanying text to the policy

Policy	Potential Impact on Natura 2000 Sites	Natura 2000 sites Potentially Affected	Comment
CE-S5.			
<p>POLICY HC-D8 NEW BUILD DWELLINGS IN THE OPEN COUNTRYSIDE</p> <p>1. New dwelling(s) in the open countryside will only be permitted where:</p> <p>a) the accommodation is designed to meet a proven need for a rural worker in accordance with HC-D9 or succession farm worker in accordance with HC-D10 that cannot be met;</p> <p>b) within the existing housing stock including through the subdivision of an existing dwelling, from sites/buildings already with planning permission; or</p> <p>c) through the provision of a temporary residential caravan in accordance with HC-D11; or</p> <p>d) the conversion/change of use of an existing building in accordance with CE-S5 and HCD7;</p> <p>e) the dwelling is well related to existing buildings on the holding such that the dwelling and farm buildings operate as a single entity;</p> <p>f) the design and layout of the development meet the requirements of CE-S6 and the net floorspace will be in accordance with HC-D6 or HC-S2 as appropriate.</p> <p>2. Where permission is granted a condition will be attached removing permitted development rights in respect of extensions.</p> <p>3. Where permission is granted for a new dwelling on an agricultural or forestry holding that has an existing dwelling(s) under the control of the applicant which needs to be used in connection with the enterprise, a condition will be attached to ensure that the occupancy of any existing dwelling(s) is also limited to persons able to demonstrate a proven essential need for that accommodation.</p>	Loss of habitat	Exmoor Heaths SAC Exmoor and Quantocks Oak Woodlands SAC	No significant effect likely – The policy is non-locational and it is possible that new build dwellings could be located within the designated site. However, policy refers to CE-S5 (sub policy 1d) in which sub policy 1d states that bat roosts will be maintained or replaced and 1a states that conversions or alterations must accord with the relevant policies in the plan which would include CE-S3 which is mentioned in the accompanying text to the policy
<p>HC-D9 RURAL WORKERS</p> <p>1. New housing to meet the needs of rural workers in the open countryside will only be permitted in accordance with HC-D7 or HC-D8 and where:</p> <p>a) it is justified by a proven essential functional need for a full time rural worker in agriculture, forestry or other rural land based enterprises to live permanently at or near their place of work; and</p> <p>b) In the case of agriculture or other rural land based enterprises, the business is proven to be financially viable in the long term, it is extensive in nature, the land management activity contributes to the conservation or enhancement of the natural</p>	None likely	None	No significant effect likely – The policy concerns the provision of new housing to support rural enterprises and states that activity requiring the workers must contribute to the enhancement of wildlife of the National Park.

Policy	Potential Impact on Natura 2000 Sites	Natura 2000 sites Potentially Affected	Comment
<p>beauty and wildlife of the National Park and is in accordance with the tests set out in Annex 2 of this Plan</p> <p>c) Where the need for a dwelling is proven, a planning condition will be attached to ensure that occupancy of the dwelling(s) is confined to a rural worker in agriculture, forestry or other land based rural land enterprise operating in the locality and in accordance with clause 1. a) above.</p> <p>d) The net floorspace will be 90 sqm or less unless the Authority is satisfied that a larger dwelling is required in which case, the size of the dwelling will be commensurate with the needs of the holding, it can be sustained by the farm business and it would be affordable for the essential need in perpetuity.</p>			
<p>POLICY HC-D10 SUCCESSION FARMING - SECOND DWELLINGS ON ESTABLISHED FARMS</p> <p>1. New housing to meet the needs of succession farmers in the open countryside will be in accordance with HC-D7 or HC-D8. A new second dwelling within the open countryside will only be permitted where:</p> <p>a) The accommodation is designed to meet an existing proven functional need for an additional 0.5 or more of a full time agricultural worker to live permanently at their place of work on an established enterprise;</p> <p>b) the business is proven to be financially viable in the long term, it is extensive in nature and where the farming activity contributes to the conservation or enhancement of the natural beauty and wildlife of the National Park and is in accordance with the tests set out in Annex 2 of this Plan; and.</p> <p>c) A planning obligation will require that there are secure and legally binding arrangements in place to demonstrate that the farm business is jointly held or management of the farm business has been transferred to a person younger than the person currently responsible for management, or that transfer of management will take place on planning permission being granted for the dwelling.</p> <p>d) that the need cannot be met in any other way including through the re-organisation of labour responsibilities;</p> <p>e) The design and layout of the development meet the requirements of Policy CE-S6 and the net floorspace will be in accordance with HC-S2;</p> <p>f) A planning condition is attached to ensure that occupancy of the dwelling(s) is confined to rural workers in accordance with Policy HC-D9.</p>	None likely	None	No significant effect likely – The policy concerns the provision of new housing providing there is no conflict with wildlife interests (Sub policy 1b).

Policy	Potential Impact on Natura 2000 Sites	Natura 2000 sites Potentially Affected	Comment
<p>2. The policy will apply only to a single additional succession farm dwelling to be attached to an established farm after adoption of this Plan. Permission will not be granted for subsequent succession farm dwellings on the holding.</p>			
<p>POLICY HC-D11 RESIDENTIAL CARAVANS</p> <p>1. The siting of residential caravans, mobile homes or other temporary structures for use as permanent residential accommodation in the open countryside will not be permitted.</p> <p>2. Permission will only be granted on a temporary basis where specific circumstances apply in relation to a proven essential need for a rural worker for the caravan in accordance with tests set out in policy HC-D9 Rural Workers and where it is demonstrated that:</p> <p>a) there is a clear intention to develop the rural land-based business;</p> <p>b) the functional need could not be met by an existing dwelling on site or within the local area;</p> <p>c) the structure, including access and parking arrangements, can be easily accommodated without adversely impacting on landscape character, visual amenity, sensitive habitats and wildlife species; and</p> <p>d) the site is not located in an area at risk of flooding.</p> <p>3. Planning conditions will be attached to a planning permission or an obligation secured, to ensure that any permissions:</p> <p>a) are for a time-limited period only,</p> <p>b) are confined to persons and their dependents able to demonstrate the essential need for the accommodation, and</p> <p>c) clearly state that when the time period for the accommodation expires, the temporary residential structure shall be removed from the site and the land restored to its former condition within a specified period.</p>	None likely	None	No significant likely – The policy concerns residential caravans which will not be permitted in open countryside on a permanent basis. It is considered such development would be small scale. Sensitive habitats and wildlife species are mentioned in sub policy 2c.
<p>HC-D12 REPLACEMENT OF RURAL WORKERS OCCUPANCY CONDITIONS</p> <p>1. Proposals for the alteration of a condition, or variation of a planning obligation, which restricts the occupancy of a dwelling to a person employed or last employed in agriculture or forestry (permitted prior to the adoption of the Local Plan) to include the occupancy of a dwelling by a rural worker (as defined in Annex 2) employed in the locality will be permitted where the need has become redundant on that holding.</p>	None likely	None	No significant effect likely – The policy concerns criteria for changes in occupancy only

Policy	Potential Impact on Natura 2000 Sites	Natura 2000 sites Potentially Affected	Comment
<p>2. The removal of a condition, or variation of a planning obligation, which limits the occupancy of a dwelling to a person employed or last employed in agriculture or forestry (prior to the adoption of the Local Plan), for a rural worker as identified in policy HC-D9, or for succession farming as identified in policy HC-D10, will be permitted where it can be demonstrated that:</p> <p>a) Reasonable attempts have been made to allow the dwelling to be used by a person who could occupy it in accordance with the condition or obligation; and</p> <p>b) The long term need for the dwelling in the locality, in accordance with the condition or obligation, has ceased and removing the condition would be more appropriate than a temporary relaxation.</p> <p>3. Where, permission is granted for the removal of the occupancy condition or variation of a planning condition identified in clause 2, the occupancy of the dwelling will be limited by agreement to a person(s) in local affordable housing need as defined in Policy HC-S3.</p> <p>4. Where a local person cannot be found to occupy the dwelling, temporary permission will be given, on a personal basis, to let the dwelling for non-serviced accommodation until such time as a rural worker or a local affordable housing need arises. A holiday occupancy condition will be attached to any temporary permission granted.</p>			
<p>HC-D13 REPLACEMENT OF HOLIDAY OCCUPANCY CONDITIONS AND EXTENDED FAMILY OCCUPANCY TIES</p> <p>1. Permission will be granted for the replacement of a holiday occupancy condition with an agreement limiting occupancy to:</p> <p>a) Local persons in affordable housing need where the occupants meet the requirements of policy HC-S3; or</p> <p>b) Persons meeting the requirements of extended family accommodation in accordance with policy HC-D4 Extended Family Dwellings;</p> <p>2. In accordance with clause 1 it should be demonstrated that:</p> <p>a) There is a local need for the accommodation; and</p> <p>b) The building is capable of being permanently occupied without the need for any major reconstruction, extension or alteration that could be harmful to the character of the building or the amenity of neighbouring properties; and</p>	None likely	None	No significant effect likely – The policy concerns criteria for changes in occupancy only

Policy	Potential Impact on Natura 2000 Sites	Natura 2000 sites Potentially Affected	Comment
<p>c) Sufficient curtilage space can be provided without harming the setting of the building or surrounding landscape character.</p> <p>3. For residential units where occupancy is restricted to extended family accommodation (HC-D4) permission will be granted for the replacement of the occupancy tie to:</p> <p>a) Local persons in affordable housing need where the occupants meet the requirements of policy HC-S3; or</p> <p>b) Occupancy as a holiday let in accordance with policy RT-D4 Non Serviced Accommodation.</p>			
<p>HC-D14 SUBDIVISION OF EXISTING DWELLINGS</p> <p>1. Proposals for the subdivision of existing residential dwellings will be permitted where:</p> <p>a) There would be no adverse impact on the character of the area, amenity of neighbouring occupiers, or highway safety; and</p> <p>b) Any necessary alterations will not adversely affect buildings of historic and/or architectural merit (CE-S4, CE-D3).</p> <p>c) Any additional units created will be principal residence housing and subject to a condition limiting its occupancy to a person as their only or principal home (HC-S4).</p> <p>2. Where a property has a local affordable occupancy tie, any subdivision would require that the new unit(s) created would retain the same occupancy restriction.</p> <p>3. Proposals to subdivide a dwelling with a rural worker or succession farming occupancy tie will only be permitted where:</p> <p>a) The additional unit(s) created will be occupied in accordance with HC-S3 Local Occupancy Criteria; or</p> <p>b) The additional unit(s) created will be occupied in accordance with the requirements for HCD9 Rural Workers Dwelling or HC-D10 Succession Farming.</p>	None likely	None	No significant effect likely – The policy concerns the sub division of existing dwellings
<p>HC-D15 RESIDENTIAL EXTENSIONS</p> <p>1. Proposals for residential extensions will be permitted where they:</p> <p>a) accord with the principles set out in CE-S6 Design and Sustainable Construction Principles and CE-D4 Extensions;</p> <p>b) ensure there is sufficient space within the existing curtilage to accommodate the extension without resulting in overdevelopment of the site or adversely impacting on residential amenity space</p>	None likely	None	No significant effect likely – The policy applies criteria to residential extensions and includes Policy 1d, which specifically protects bat roosts

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<p>and parking provision; and</p> <p>c) are not disproportionate to the original dwelling and in any case do not increase the external floorspace of the original dwelling by more than 35% (taking into account any extensions provided through permitted development rights), and</p> <p>d) ensure the maintenance or replacement of any bat and barn owl roosts that may be present.</p> <p>2. Residential extensions will not be permitted in the following circumstances:</p> <p>a) for dwellings where the size is restricted the proposed extension would exceed the net internal floorspace limitation – including local need affordable dwellings, extended family dwellings, succession farming dwellings, rural land-based worker dwellings and specialist housing for older people;</p> <p>b) for temporary dwellings; or</p> <p>c) for dwellings that are unauthorised or immune from enforcement action – including those dwellings which have had the benefit of a Certificate of Lawful Use or Development.</p> <p>3. Extensions to residential curtilages will only be permitted where it can be demonstrated to the satisfaction of the Authority that it will not adversely affect visual amenity, the setting of the residential building, and the surrounding landscape and/or settlement character of the area.</p>			
<p>HC-D16 OUTBUILDINGS</p> <p>1. Proposals for ancillary outbuildings within the domestic curtilage of a dwelling will be permitted where:</p> <p>a) in terms of scale and massing they are proportionate to the dwelling they are to serve;</p> <p>b) there is no unacceptable adverse impact on the character, appearance or setting of the existing dwelling, the surrounding landscape, or the amenity of neighbouring occupiers by reason of their siting and design in accordance with policy CE-S6;</p> <p>c) in the case of the conversion of an existing building, the character and appearance of the building is conserved in accordance with policies CE-S5; and</p> <p>d) private amenity space around the dwelling will not be reduced to an unacceptable level.</p> <p>2. Any element of the proposal that pertains to primary living accommodation should accord with the requirements of policy HC-13 Residential Extensions.</p>	Loss of roosts	Exmoor and Quantocks Oak Woodlands SAC	No significant effect likely – The policy includes existing buildings and is non-localational. Barbastelle and Bechstein's bats are principally tree roosting species. However, barns and unheated structures can be used especially in the winter by barbastelle bats (Greenaway, 2008). This would include structures outside the designated site. Bechstein's bats use tree roosts throughout the year (Schofield & Greenaway, 2008). However, the policy refers to CE-S5 (sub policy 1c) in which sub policy 1d states that bat roosts will be maintained or replaced and 1a states that conversions or alterations must accord with the relevant policies in the plan which would include CE-S3 which is

Policy	Potential Impact on Natura 2000 Sites	Natura 2000 sites Potentially Affected	Comment
			mentioned in the accompanying text to the policy
<p>HC-D17 REPLACEMENT DWELLINGS</p> <p>1. Proposals for the erection of a replacement dwelling will be permitted where the existing dwelling:</p> <p>a) is not listed or considered to be of historic or architectural importance worthy of conservation;</p> <p>b) has an adverse impact on the character and visual amenity of the area; and</p> <p>c) the residential use has not been abandoned.</p> <p>2. The proposed replacement dwelling should:</p> <p>a) be sited on or close to the footprint of the existing dwelling, unless alternative siting would provide benefits for landscape, wildlife or cultural heritage ;</p> <p>b) be no larger in size than the original dwelling or 90 square metres net internal floorspace, whichever is the larger;</p> <p>c) reflect the massing and scale of the original dwelling; and</p> <p>d) accord with the design and sustainable construction requirements of policy CE-S6.</p> <p>3. Where permission is granted, conditions will be attached to:</p> <p>a) remove permitted development rights granted by the Town and Country Planning (General Permitted Development) Order 1995 in respect of extensions on dwellings of less than 90 square metres to ensure they do not exceed this size; and</p> <p>b) ensure that the existing dwelling is demolished and removed from the site prior to or within 3 months of the replacement dwelling first being occupied.</p>	None likely	None	No significant effect likely – The policy concerns replacement dwellings
<p>POLICY HC-S5 TRAVELLING COMMUNITIES</p> <p>1. To ensure that the travelling communities' traditional and nomadic way of life is recognised, where an identified need for caravans or mobile homes for travelling communities can be demonstrated, the National Park Authority will work with the relevant housing authorities to appropriately address that need. Exceptionally, small sites may be permitted where:</p> <p>A) there is a proven local need for a site to accommodate the affordable need of travelling communities who have a proven local connection through employment, longstanding residency or family, in the parish or adjoining parish;</p> <p>B) there are no suitable sites that can meet the need outside the National Park boundary;</p>	Habitat loss Proximity impacts	Exmoor Heaths SAC Exmoor and Quantocks Oak Woodlands SAC	Uncertain –Although there is potential for habitat degradation to occur at sites located near to SAC's with sensitive habitats it is considered that the policy locates such sites close to existing settlements and are of small scale. However, no reference is made to wildlife in the policy

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<p>C) the site will respect the principles of sustainable development, be located in a settlement in accordance with GP4, be well related to existing buildings, conserve or enhance the settlement character and pattern, and be accessible to appropriate health and educational facilities; D) the application is accompanied by a landscaping scheme that secures effective screening of the caravans or mobile homes; E) the interests of the settled community will be respected and not result in undue pressure on local infrastructure and services; and F) a planning obligation will be secured to ensure the site will be affordable to local travelling communities and will remain so in perpetuity.</p>			
<p>HC-S6 LOCAL COMMERCIAL SERVICES AND COMMUNITY FACILITIES</p> <p>1. The National Park Authority will work with constituent local authorities, parish and town councils and communities to ensure that Exmoor's communities are sustained, the economy strengthened, and the needs of visitors addressed.</p> <p>2. The provision of new or extended local commercial services and community facilities will be supported where it can be demonstrated that they:</p> <p>A) will benefit the local resident community and the needs of visitors; and B) are of a scale and location appropriate to the community they serve.</p> <p>3. For new developments or extensions to existing premises, preference will first be given to the reuse of existing traditional buildings (CE-S5). The reuse of non-traditional buildings (CE-S5) will be considered if enhancement of the built and natural environment can be achieved.</p> <p>4. New build developments should be located within local service centres and villages or, for community facilities where no suitable site exists, are well related to these settlements. Proposals specifically for new build and ancillary local commercial services should be in accordance with policy HC-D18 local commercial service provision.</p> <p>5. Proposals enabling the enhancement of existing services and facilities, or the flexible use of new or existing buildings to allow a range of community services or facilities to take place on site will be encouraged – where this applies to an existing service the sharing of facilities should support the retention of the primary use.</p>	None likely	None	No significant effect likely – the policy concerns local commercial services and community facilities and refers to CE-S5 (in sub policy 3) in which sub policy 1d states that bat roosts will be maintained or replaced and 1a states that conversions or alterations must accord with the relevant policies in the plan which would include CE-S3 which is mentioned in the accompanying text to the policy

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<p>6. The provision of publicly accessible green space within or adjoining the named settlements will be supported.</p> <p>7. Local commercial services and community facilities will be safeguarded in accordance with policy HC-D19.</p> <p>8. Important visual amenity space identified within and adjoining the settlements will be protected in accordance with policy HC-D20.</p>			
<p>HC-D18 LOCAL COMMERCIAL SERVICE PROVISION</p> <p>1. Proposals for new build, extensions or change of use of buildings for local commercial service provision within the named settlements will be permitted where:</p> <p>a) the proposed location contributes to the overall vitality of the settlement and the local economy;</p> <p>b) they will not adversely affect the locality, National Park, or the amenity of nearby residents as a result of traffic or parking (AC-D1);</p> <p>c) if required by the National Park Authority, an impact assessment has been submitted, the scope of which has been agreed prior to ; and</p> <p>2. Proposals for new local commercial service provision in the open countryside, through the reuse of existing buildings, will only be permitted in accordance with SE-S3 Business Development in the Open Countryside, and where:</p> <p>a) they are small scale ancillary retail development / operations principally offering for sale goods which are produced at the premises; or</p> <p>b) they principally comprise the sale of crafts and goods made on site, or shops and/or cafés which are ancillary to farms, visitor facilities, or camping and caravan sites; and</p> <p>c) they will not have adverse impacts on adjoining land uses; and</p> <p>d) it can be demonstrated that they will not adversely affect service provision in nearby settlements.</p> <p>e) Extensions to existing local commercial services will be permitted in accordance with policy CE-D4.</p>	None likely	None	<p>No significant effect likely – The policy is concerned with local commercial service provision and refers to SE-S3 which in turn refers to CE-S5 (sub policy 1d) in which sub policy 1d states that bat roosts will be maintained or replaced and 1a states that conversions or alterations must accord with the relevant policies in the plan which would include CE-S3 which is mentioned in the accompanying text to the policy</p>
<p>HC-D19 SAFEGUARDING LOCAL SERVICES AND COMMUNITY FACILITIES</p> <p>1. Proposals to change the use of a local commercial service or non-commercial community facility will not be permitted unless it can be clearly demonstrated that:</p> <p>a) There is no longer a need for the specific</p>	None likely	None	<p>No significant effect likely – the policy concerns safeguarding community services and facilities only</p>

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<p>service or facility by the community, including over the longer term; and</p> <p>b) A need for other permitted uses or other services and facilities has been explored and is not required; or</p> <p>c) A replacement service or facility accessible to the local community of at least equivalent standard is provided; or</p> <p>d) In the case of local commercial services, they cannot be continued and made viable over the longer term.</p> <p>2. In the case of publicly funded/non-commercial services, including schools and libraries, tests 1 a), b) or c) will apply. Where the tests for a change of use set out in clauses 1 a), b) or c) are met, favourable consideration will be given to changes of use which benefit the community and the local economy consistent with policies in this Plan.</p> <p>3. In respect of 1 c), planning conditions or obligations will be used to ensure that the replacement provision is secured at an appropriate time in relation to the redevelopment of the site/building.</p> <p>4. In Local Service Centres changes of use from an existing local commercial service in the A use class to another commercial service in the A use class will be permitted providing they will have an acceptable impact on neighbouring uses.</p> <p>5. In respect of 1 d) proposals for the change of use of local commercial services and facilities (other than proposals relating to clause 4), will need to provide detailed evidence to demonstrate that:</p> <p>a) all available opportunities of grant funding and financial support to help retain the service or facility on the premises have been fully explored;</p> <p>b) diversification is not suitable or viable;</p> <p>c) opportunities for community/voluntary not-for-profit service provision have been investigated; and</p> <p>d) realistic marketing of the site or premises at a reasonable value for the current permitted use class for a minimum period of 12 consecutive months has occurred.</p> <p>6. Where the case for a change of use is accepted:</p> <p>a) favourable consideration will be given to 'A' 'D1' or 'D2' uses before</p> <p>b) other compatible employment uses (B1a) may be considered, or otherwise</p> <p>c) it can be demonstrated that the change of use to A, D1, D2 or B1a uses or another community use are not possible, a change of use to housing in accordance with policies HC-D1 or HC-D7 may be</p>			

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permitted.			
<p>HC-D20 IMPORTANT VISUAL AMENITY SPACE</p> <p>Development proposals will not be permitted where they cause harm or detriment to the visual amenity value of those areas of important visual amenity space identified on the Settlement Inset Maps and their relationship to settlement character, the surrounding landscape or the cultural/historic traditions of individual settlements.</p>	None likely	None	No significant effect likely – the policy concerns safeguarding important visual amenity space only
<p>HC-S7 RESIDENTIAL INSTITUTIONS</p> <p>1. Proposals for new residential institutions will be supported where they meet the following principles:</p> <p>A) they re-use existing buildings without the need for significant extension and accord with policies relating to the conversion or structural alteration of buildings (CE-S5);</p> <p>B) the design and layout of access and parking requirements are compatible with landscape character and built heritage;</p> <p>C) traffic generation can be accommodated by the local road network without adversely affecting road safety and capacity – if it considered that the proposal would have significant transport Implications a transport assessment or statement will be required; and</p> <p>D) the use does not compromise local amenity.</p> <p>2. Regard should be had to location and the level of services and facilities that may be required to support the proposed use</p> <p>3. Proposals which encourage the understanding and enjoyment of the National Park and its special qualities will be encouraged.</p> <p>4. Small scale extensions to existing residential institutions will be permitted where they accord with policy CE-D4.</p>	None likely	None	No significant effect likely – the policy concerns new residential institutions through re-use and / or extension of existing buildings only
<p>SE-S1 A SUSTAINABLE EXMOOR ECONOMY</p> <p>1. In order to strengthen, enhance and diversify the Exmoor economy, business and employment development will be encouraged.</p> <p>2. Proposals for business development, including extensions and/or the growth and intensification of existing businesses, should demonstrate they will not have an unacceptable adverse impact including in terms of their operations, activity, scale on local amenity and the National Park and its</p>	All	Exmoor Heaths SAC Exmoor and Quantocks Oak Woodlands SAC	Uncertain – the policy concerns sustainable economy but is non-locational and although it mentions unacceptable adverse impacts but those on European sites or the natural environment are not specifically mentioned. 'Special qualities' in sub policy 2 is considered too vague in terms of the

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<p>special qualities.</p> <p>3. Opportunities for home working and home based employment will be encouraged in accordance with policy SE-D1 home based businesses.</p> <p>4. Existing employment land and buildings will be safeguarded in accordance with policy SE-D2.</p>			Habitats Regulations.
<p>SE-S2 BUSINESS DEVELOPMENT IN SETTLEMENTS</p> <p>1. In the named settlements proposals for business development or extensions to existing businesses should accord with policy SE-S1 and be located within the settlement or where no suitable buildings/sites are available, well-related to existing buildings.</p> <p>2. Proposals will be permitted where: A) they reuse existing traditional buildings wherever possible, in a way that maintains and enhances their character, or where no suitable buildings are available; B) they reuse non-traditional buildings, or previously developed sites and proposals achieve enhancement, or where this cannot be achieved; C) a replacement of a non-traditional building, or a new site/building may be permitted.</p> <p>3. In addition to clause 1, any proposals for new build development in Porlock Weir, other than extensions to existing premises, should be: A) small-scale to reflect the form and character of the of the settlement; and B) compatible with industries associated with the settlement.</p>	None likely	None	No significant effect likely – the policy concerns business development within settlements
<p>POLICY SE-S3 BUSINESS DEVELOPMENT IN THE OPEN COUNTRYSIDE</p> <p>1. Business development will be permitted for the change of use and conversion of an existing traditional building that is well related to an existing group of buildings on a farmstead or in a hamlet where there is an existing dwelling, in accordance with policies SE-S1 and CE-S5.</p> <p>2. Proposals for extensions to existing business sites or buildings that are well related to an existing group of buildings on a farmstead or in a hamlet where there is an existing dwelling will be permitted in accordance with SE-S1 and where the scale and appearance of the development are compatible with local landscape character.</p> <p>3. Additionally, proposals for the diversification of</p>	None likely	None	No significant effect likely. The policy does not permit development in the open countryside but only in relation to existing buildings and hamlets. The policy is non-locational and it is possible that new build dwellings could be located within the designated site. However, sub policy 4 states that new build business development in the open countryside would not be permitted. In addition the policy refers to CE-S5 (sub policy 1d) in which sub policy 1d states that bat roosts will be maintained or

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<p>existing agricultural, or other primary businesses responsible for land management, through the re-use/change of use of an existing non traditional building for business development may be permitted where the following will be achieved:</p> <p>A) they are well related to existing group of buildings on the farmstead and accord with policy CE-S5;</p> <p>B) it can be demonstrated that the agricultural use of the existing building(s) to be reused is redundant;</p> <p>C) the proposed business development supports an existing agricultural or other primary business responsible for land management and does not conflict with the existing farming or land management activity; and</p> <p>D) where proposals relate to the change of use of an existing building from an agricultural use to a business use (use classes B1, B2, B8 or sui generis), a condition may be attached to the permission to enable the building to be used for the purposes of agriculture or the permitted business use.</p> <p>4. The erection of new business premises in the open countryside will not be permitted.</p> <p>5. Business use in buildings which stand alone or which do not relate well to existing buildings and are not part of a farm group or hamlet will not be permitted.</p>			<p>replaced and 1a states that conversions or alterations must accord with the relevant policies in the plan which would include CE-S3 which is mentioned in the accompanying text to the policy</p>
<p>SE-D1 HOME BASED BUSINESSES</p> <p>1. The use of part of a residential property, a small scale extension, the use of ancillary buildings where they are well related to existing buildings or, where no suitable buildings exist new outbuildings within the domestic curtilage, for a small scale home based business will be permitted where:</p> <p>a) there is no unacceptable adverse impact on the landscape or the amenity of the area or on the occupiers of neighbouring properties; and</p> <p>b) where an extension is proposed the development accords with Policy HC-D15 Residential Extensions.</p> <p>2. Where necessary, conditions will be attached to any granting of planning permission including to:</p> <p>a) control the use to avoid or minimise any potential adverse impacts;</p> <p>b) remove permitted development rights to protect the character and appearance of the building;</p> <p>c) ensure any new development may only be occupied in association with the dwelling and</p>	None likely	None	<p>No significant effect likely – the policy concerns home based business only. Although the policy mentions landscape (sub policy 1a) it does not mention biodiversity or wildlife. However, it is considered that home based business is unlikely to be a of a scale or extent to produce a significant effect on Natura 2000 sites within or outside their designated boundaries.</p>

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<p>cannot be let or disposed of separately from that dwelling; and</p> <p>d) allow, where appropriate, the business use to cease and revert to an ancillary domestic use without the need for further planning permission.</p> <p>3. Proposals for live-work units should be in accordance with the housing policies in this Plan.</p>			
<p>SE-D2 SAFEGUARDING EXISTING EMPLOYMENT LAND AND BUILDINGS</p> <p>1. Development proposals that would involve the loss of employment land and/or buildings will not be permitted unless it can be demonstrated that the site and/or buildings cannot be continued or made viable in the longer term. Applicants will be required to provide detailed evidence to justify their proposals and demonstrate that:</p> <p>a) all available opportunities of grant funding and financial support to help retain the employment use(s) have been fully explored and none are viable; and</p> <p>b) reasonable marketing of the site and/or building(s) for employment uses for a minimum period of 12 consecutive months has occurred.</p> <p>2. If the Authority is satisfied that the site and/or buildings are no longer viable in employment use, the following will be required:</p> <p>a) in the first instance, employment-generating uses will be maintained on the remaining part of the site/in the building, or</p> <p>b) alternative provision will be provided on another suitable site(s)/building(s) under the control of the applicant and in the locality or where it can be demonstrated that this is not possible, elsewhere in the National Park.</p> <p>c) If it can be demonstrated that (a) or (b) are not possible, the reuse/redevelopment of the site for community uses will be favoured.</p> <p>d) If it is demonstrated that the alternative uses in clauses (a) to (c) are not viable, proposals for residential development will be considered in accordance with the relevant housing policies in the Plan.</p> <p>3. In respect of 2b) above, planning conditions or obligations will be used to ensure that the alternative provision is secured at an appropriate time in relation to the redevelopment of the site/building.</p>	None likely	None	No significant effect likely – the policy concerns safeguarding employment land and buildings only.

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<p>SE-S4 AGRICULTURAL AND FORESTRY DEVELOPMENT</p> <p>1. Permission will be granted for new or replacement buildings, tracks and structures or extensions required for agriculture or forestry purposes where:</p> <p>A) it can be demonstrated there is a functional need for the extension, building, structure or track and its size and scale is commensurate With the demonstrated need;</p> <p>B) the building, track or structure is designed for the purposes of agriculture or forestry;</p> <p>C) in the case of new buildings, the site is related physically and functionally to existing buildings associated with the business;</p> <p>D) they are sited appropriately in the context of local topography and of an appropriate design that responds to and reinforces landscape character in terms of size, scale, massing, layout, external appearance, and materials – if a landscaping scheme is required it should be in accordance with policy CE-D1;</p> <p>E) they do not generate a level of activity or otherwise detrimentally affect the amenity of surrounding properties and occupiers Including, through loss of daylight, overbearing appearance, or conflict with neighbouring land uses;</p> <p>F) appropriate measures are taken to ensure they do not, including through the level of activity, have an adverse impact on biodiversity and cultural heritage or cause other unacceptable environmental impacts; and</p> <p>G) it can be demonstrated that opportunities have been taken for:</p> <p>i. The integration of passive design and sustainable construction methods to improve energy efficiency;</p> <p>ii. The integration of appropriate renewable energy technologies to reduce carbon emissions in accordance with CC-S5; and</p> <p>iii. Minimise surface water run-off to avoid impacts on water quality (CC-D1).</p> <p>2. The national park authority will consider attaching a condition to any planning permission to require the removal of agricultural or forestry buildings when they are no longer required and the reinstatement of the land.</p> <p>3. New isolated buildings will not be permitted unless it can be demonstrated that there are exceptional circumstances relating to an overriding functional need for a more isolated location, and where:</p> <p>A) they do not replace existing agricultural</p>	All	Exmoor Heaths SAC Exmoor and Quantocks Oak Woodlands SAC	Uncertain – the policy concerns agricultural and forestry development. The policy is not location specific and therefore there is potential for impacts both within and out with designated sites, to features used by mobile species used in their ecological functioning and necessary to maintaining its Favourable Conservation Status. Buildings, structure and tracks could possibly sever or disturb commuting routes for bats or result in noise impacts affecting otter holts. These impacts are not necessarily obvious. It is considered that sub policy 1F which states ‘... <i>adverse impact on biodiversity</i> is insufficient in terms of the Habitats Regulations.

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buildings that have been subdivided away from the holding; and B) it is not as a result of a change in farming practice.			
<p>RT-S1 RECREATION AND TOURISM</p> <p>1. Opportunities to provide a high quality visitor experience on Exmoor through a diverse range of recreation and tourism facilities that actively enhance the understanding and enjoyment of the National Park's special qualities will be encouraged.</p> <p>2. Development proposals should demonstrate that:</p> <p>A) they underpin the quiet enjoyment of the National Park. There are no unacceptable adverse effects on the natural and historic environment either individually or cumulatively through levels of activity or use.</p> <p>B) they contribute towards a sustainable future for Exmoor's local economy and communities.</p> <p>C) they support the improved health and wellbeing of people living, working and visiting Exmoor through the benefits of recreation and experience of tranquillity.</p> <p>D) they ensure appropriate and safe access by the road network and where possible by walking, cycling, horse-riding and public transport.</p> <p>E) they safeguard the existing access network, including public rights of way, and access land; and provide enhancements where Opportunities arise (RT-D12).</p> <p>F) they respond to opportunities to improve the quality and viability of existing recreation and tourism businesses, through appropriate restoration, extension, expansion or diversification.</p> <p>G) they are of a scale compatible with their location and setting, in accordance with the relevant development management policy Considerations for tourism and recreation (policies RT-D1 to RTD12).</p>	None likely	None	No significant effect likely - Although significant effects are unlikely due to provision of facilities and visitor access (see the HRA of Partnership Plan 2012 - 2017). The policy refers to ' <i>... no unacceptable adverse effects on the natural... environment</i> '
<p>RT-D1 SERVICED ACCOMMODATION</p> <p>1. Proposals for the provision of new serviced accommodation through the appropriate change of use and conversion of existing traditional buildings will be permitted where all of the following are met:</p> <p>a) the traditional character, appearance and setting of the building or building group is conserved or enhanced; and</p> <p>b) the building or building group is capable of conversion to serviced accommodation and any other ancillary requirements without significant</p>	Loss of roosts	Exmoor and Quantocks Oak Woodlands SAC	Uncertain – The policy is non-locational and refers to traditional buildings. Barbastelle and Bechstein's bats are principally tree roosting species. However, barns and unheated structures can be used especially in the winter by barbastelle bats (Greenaway, 2008). This would include structures outside the designated site.

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<p>alteration or extension; and c) the design layout of access and parking requirements are compatible with landscape character and built heritage; and d) the intensity of use does not compromise local amenity; and e) traffic generation can be accommodated by the local road network without adversely affecting road safety and capacity.</p> <p>2. Small scale extensions which are subordinate to existing serviced accommodation will be permitted in accordance with policies CE-S6 and CE-D4 to improve the quality or capacity of the accommodation.</p> <p>3. In relation to proposals that seek a change of use from a residential dwelling (use class C3) to serviced accommodation (use class C1) a condition will be attached to a permission to enable the property to be used either as C1 Hotels or C3 Dwellings.</p>			<p>Bechstein's bats use tree roosts throughout the year (Schofield & Greenaway, 2008).</p>
<p>RT-D2 STAFF ACCOMMODATION</p> <p>1. Proposals for staff accommodation will only be permitted where it can be demonstrated that such accommodation is not available in the locality or cannot be provided within the existing hotel, guesthouse or hostel. Where this need cannot be met provision for staff accommodation will be permitted through:</p> <p>a) the change of use and conversion of existing buildings that are within the curtilage in accordance with policies , or where this is not possible; b) a small-scale extension to the hotel or guesthouse as a self-contained annexe.</p> <p>2. Staff accommodation will be tied through a condition or planning obligation to the existing premises, to ensure that it cannot be sold separately or occupied as a separate accommodation unit – other than for staff or owners.</p> <p>3. Where there is evidence that the need for staff/owner accommodation is no longer required, the following uses will be considered: a) a local occupancy tie to meet local affordable housing needs (HC-S1); b) non-serviced holiday-let (RT-D4); or c) extension of guest accommodation.</p> <p>4. No further extension will be permitted for staff accommodation on premises where the previous staff accommodation has been lost to other uses.</p>	None likely	None	<p>No significant effect likely – the policy concerns staff accommodation only.</p>

Policy	Potential Impact on Natura 2000 Sites	Natura 2000 sites Potentially Affected	Comment
<p>RT-D3 SAFEGUARDING SERVICED ACCOMMODATION</p> <p>1. Development proposals that would involve the loss of existing serviced accommodation will only be permitted where:</p> <p>a) other employment uses are to be created in the existing building; or b) evidence clearly demonstrates the use can change to a principal residence dwelling (HC-S4) where:</p> <p>i) the use was formerly a single residential dwelling on 1st July 1948 or built as a single residential dwelling subsequently; and ii) there has been no excessive alteration or extension; and iii) the existing use does not provide an additional community service or function.</p> <p>2. Where clause 1 does not apply, proposals relating to the change of use of serviced accommodation should demonstrate that the current use of the building as serviced accommodation cannot be continued or made viable in the longer term and the property has been marketed as a going concern at a reasonable value for a minimum period of 12 months. An independent valuation of the building will be required.</p> <p>3. Where it is demonstrated that the serviced accommodation is longer viable (clause 2), proposals for change of use should be compatible with the cultural heritage of the existing building, local character and amenity and in accordance with the following:</p> <p>a) changes that will be considered acceptable in principle include:</p> <p>i) Change of use to self-catering apartments. ii) Change of use to provide community services or facilities. iii) A mixed use development, based on the uses listed above including employment use.</p> <p>b) proposals for the change of use to residential dwellings will only be considered where the requirements of this policy are met and clause 3(a) cannot be achieved. Proposals should accord with HC-D6 Change of Use of Serviced Accommodation to Housing.</p> <p>c) In relation to 3 (a) and (b), opportunities for the partial change of use of the building or complex that supplements the existing serviced accommodation will be encouraged.</p>	None likely	None	No significant effect likely – the policy concerns safeguarding serviced accommodation only.

Policy	Potential Impact on Natura 2000 Sites	Natura 2000 sites Potentially Affected	Comment
<p>RT-D4 NON-SERVICED ACCOMMODATION</p> <p>1. Proposals for the change of use and conversion of buildings to non-serviced accommodation will be permitted where they:</p> <p>a) create additional unit(s) on an existing self-catering complex; b) accord with RT-D3 Safeguarding Serviced Accommodation clause 3a); c) reuse a redundant building associated with a hotel/guesthouse premises; or d) relate to the diversification of a rural land-based business.</p> <p>2. Proposals should also meet the following principles:</p> <p>a) the character and appearance of the building and its setting is conserved, and where they accord with policies on landscape character, cultural heritage and design; b) in respect of changing the use of traditional farm buildings, the entire range of such buildings within a farmstead, will not be permitted to be converted to protect the historic character and significance of the buildings collectively; c) the design and layout of access and parking requirements are compatible with landscape character and built heritage, and the local road network has capacity to service the accommodation without adversely affecting road safety; and d) there are no adverse impacts on tranquillity and local amenity.</p> <p>3. Small scale extensions and alterations will be permitted to improve the quality and viability of existing non-serviced accommodation; where it would not adversely affect the historic character of the existing building. No new build units of holiday-let accommodation will be permitted.</p> <p>4. Where a non-serviced accommodation unit is no longer needed or viable, a proposal to replace the holiday occupancy condition of the unit with an agreement limiting occupancy to meet a local affordable need for housing or housing for extended families will be considered in accordance with policy HC-D13. In respect of changes to business or community use, proposals should accord with the relevant policies in the plan.</p>	Loss of roosts	Exmoor and Quantocks Oak Woodlands SAC	Uncertain – The policy is non-locational and could include conversion of traditional buildings. Barbastelle and Bechstein’s bats are principally tree roosting species. However, barns and unheated structures can be used especially in the winter by barbastelle bats (Greenaway, 2008). This would include structures outside the designated site. Bechstein’s bats use tree roosts throughout the year (Schofield & Greenaway, 2008).
<p>RT-D5 TENTED CAMP SITES</p> <p>1. Proposals for new small-scale tented campsites will be permitted where:</p> <p>a) they are well related to a named settlement,</p>	None likely	None	No significant effect likely – the policy concerns tented campsites and sub policy 1b ensures no adverse effects on wildlife interests and sensitive wildlife

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<p>hamlet or farmstead; b) they are sensitively sited to ensure there are no adverse impacts on landscape character, visual amenity, or sensitive wildlife species and habitats; c) there is existing road access, and sufficient road capacity to serve the development; and d) they are not located within an area at risk of flooding.</p> <p>2. Any facilities that may be required to service the campsite should be provided through the conversion of suitable existing traditional buildings. Where such buildings are not suitable or available then the following opportunities may be sought:</p> <p>a) the conversion of structurally suitable non-traditional buildings that are functionally redundant; or b) the extension of existing buildings in accordance with the relevant policies in this plan.</p> <p>3. Opportunities for small extensions to existing campsite areas will be permitted where it does not conflict with principles listed above, and where environmental benefits are included as part of the scheme.</p>			species and habitats.
<p>RT-D6 CAMPING BARNES</p> <p>1. Proposals for the change of use and necessary alteration of a traditional building to a camping barn or hostel accommodation will be permitted where it complements the historic character and appearance of the building, biodiversity interests, and its setting within the landscape.</p> <p>2. Where the existing building is in a farmstead or hamlet in close association with an existing dwelling, or in a named settlement:</p> <p>a) parking and access arrangements should be incorporated within the hamlet/farmstead without detrimentally impacting on landscape character and visual amenity; or b) in a settlement is consistent with policies AC-D1 and AC-S3; and c) utility and service supplies will be routed underground.</p> <p>3. The change of use and conversion of a traditional barn or building in an isolated location to provide basic shelter in a camping barn (stone tent) with limited facilities for walkers, will be permitted where it can be demonstrated that:</p> <p>a) the building can be managed effectively without new access provision; b) the proposal does not involve alterations to the</p>	None likely	None	No significant effect likely – the policy concerns camping barns and permission will be permitted where the development complements biodiversity interests and bat roosts are maintained or replaced (sub policy 3d)

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<p>external fabric and surroundings of the building that would materially affect the character or appearance of the building and its setting; c) the building is well related to the rights of way network or access land; and d) any bat and barn owl roosts that may be present are maintained or replaced.</p>			
<p>RT-D7 CERTIFICATED CARAVAN AND TOURING CARAVAN SITES</p> <p>1. New certificated caravan sites will be supported in the National Park where:</p> <p>a) they are well sited and integrated in the landscape and closely related to farmsteads, hamlets or settlements, with appropriate landscape screening where necessary; b) they are in a location where there are no adverse impacts on sensitive wildlife species and habitats; c) access and parking requirements can be easily accommodated without adversely impacting on landscape character and the historic environment; d) new permanent buildings, site excavation or other site improvements will not be required; and e) they are not located in an area at risk of flooding.</p> <p>2. Proposals for new touring caravan sites, outdoor caravan storage facilities, or extensions to existing touring caravan sites will not be permitted.</p>	None likely	None	No significant effect likely – the policy concerns caravan sites and sub policy 1b ensures no adverse effects on sensitive wildlife species and habitats.
<p>RT-D8 STATIC CARAVAN SITES</p> <p>1. Proposals for new static caravan sites and chalet developments for the purposes of holiday accommodation, or the conversion of existing touring caravan sites for such uses, will not be permitted.</p> <p>2. Development proposals to improve the quality of existing static caravan sites and chalet developments through appropriate replacement forms of holiday accommodation may be permitted where:</p> <p>a) replacement holiday accommodation is of high quality sustainable design and the materials, colour, form, siting and landscaping positively relate to landscape character (sites with three or more static caravans will be expected to reduce the overall number of units/pitches); b) there is no intensification of use or activity, and the site is retained as a single business unit; c) the existing site area is not extended;</p>	None likely	None	No significant effect likely – the policy concerns static caravan sites, which will not be permitted. Improvements of existing sites are permitted where there is no intensification of use and the site area not extended.

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<p>d) the relocation of existing pitches to less sensitive areas to provide environmental enhancement is achieved and where the number of pitches is not increased;</p> <p>e) there is no increase in facilities or services required for the site; and</p> <p>f) the site is not located in an area with high probability of flooding (CC-D1).</p> <p>3. New timber chalet or log cabin holiday accommodation will only be permitted where they replace units on existing static caravan sites or chalet developments.</p>			
<p>RT-D9 ALTERNATIVE CAMPING ACCOMMODATION</p> <p>1. Small-scale, low impact alternative camping accommodation proposals will be permitted where:</p> <p>a) they are only used for the purposes of holiday accommodation;</p> <p>b) the overall development is small-scale in terms of area and number of units and will not require additional permanent residential accommodation to manage the site;</p> <p>c) the net floor space of each unit is less than 25sqm and will not be connected to a foul drainage system;</p> <p>d) they are of high quality sustainable design and demonstrate that the siting and landscaping strongly relate to the landscape and historic character of the area; and is appropriate to its setting (locations that are well screened by woodland or well-treed settings are preferred and should meet the tests in this policy);</p> <p>e) they have low environmental impact through limited physical connection with the ground by ensuring that any hard-standing and site works are minimal to complement the natural topography and landscape character of the area; avoiding extensive alteration to ground levels and fencing;</p> <p>f) the need for additional facilities is clearly demonstrated and commensurate with the level of anticipated need, are provided within an existing building or as a modest extension to existing facilities; and</p> <p>g) where the need for additional parking is demonstrated, provision should reflect the minimum level of need.</p> <p>i) Small-scale extensions to existing parking areas should be well designed, landscaped and integrated with the site and its setting.</p> <p>ii) New parking provision should be well related to existing buildings and make use of existing hard-standing where possible. On greenfield areas, parking should reflect landscape character, be informal in layout, and avoid permanent</p>	<p>Disturbance</p> <p>Habitat Loss</p>	<p>Exmoor Heaths SAC</p> <p>Exmoor and Quantocks Oak Woodlands SAC</p>	<p>Uncertain – the policy concerns alternative camping sites with yurts, tipis, shepherd’s huts, etc. Although sub policy 3 also states that ‘... <i>opportunities should be taken to enhance the restoration of the site that will support biodiversity...</i>’ no sub policy mentions effects on biodiversity from increased access to sensitive wildlife sites. However, it is considered that the policy is for small scale sites with low impact the magnitude of the effect on habitats is likely to be insignificant alone but in combination with other schemes could be significant. Habitat deterioration or loss of habitat occurs from trampling. Sensitive species disappear on and besides paths and this effect can extend up to 50 metres either side. Impacts are greater on steep slopes. In woodland habitat deterioration and loss occurs from trampling with passages as low as 40 - 50/year eliminating species particularly species of low productivity and especially ancient woodland flora; lichens and some mosses. These effects can be exacerbated by nitrogen enrichment from dog fouling. (Penny Anderson Associates, 2009; Footprint</p>

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<p>impermeable surface treatments.</p> <p>iii) Separate parking bays adjacent to the proposed accommodation structures should be avoided.</p> <p>2. The site is located outside areas with high probability of flooding, and:</p> <p>a) where proposals meet the requirements of RT-D8 to replace existing units on static caravan sites; or</p> <p>b) as part of a diversification proposal for land-based businesses, sited close to the farmstead and where additional site facilities can be provided through the change of use of existing buildings; or</p> <p>c) as part of a diversification proposal for existing accommodation premises comprising hotels/guesthouses (C1 use), self-catering complexes, and camping and caravan sites; where there is capacity in terms of area, highway access, and existing facilities without impacting on local amenity.</p> <p>3. Conditions will be attached to any permission to ensure that the site will be occupied and managed in a manner that will not harm the local area. Opportunities should be taken to enhance the restoration of the site that will support biodiversity and green infrastructure.</p>			Ecology, 2009)
<p>RT-D10 RECREATIONAL DEVELOPMENT</p> <p>1. Proposals for recreational development that support a sustainable local economy will be permitted where it can be demonstrated that, individually and cumulatively:</p> <p>a) they reuse traditional buildings and where appropriate non-traditional buildings. Where the need for a new building is clearly demonstrated siting should be well related to existing buildings;</p> <p>b) the location together with scale, and intensity of use or activity (including seasonal impacts) is appropriate in relation to the historic environment, wildlife sensitivity, landscape character, visual amenity and existing enjoyment of the area;</p> <p>c) it is in or adjoining a named settlement (GP3);</p> <p>d) Where they cannot be accommodated in a named settlement, the development will enhance the understanding and enjoyment of the special qualities of the National Park, and it can be clearly demonstrated that such a location is essential for development;</p> <p>e) There is adequate access, including by sustainable modes of transport;</p> <p>f) parking can be accommodated unobtrusively and the existing local road network has capacity to service the development (AC-S3); and</p> <p>g) The development will be removed and land restored to its former condition when the building /</p>	None likely	None	No significant effect likely – the policy concerns recreational development and sub policy 1b states that development must demonstrate locations are appropriate to wildlife sensitivity

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<p>structure becomes redundant unless planning permission is granted for an alternative use. Environmental enhancement will be encouraged when the land is restored.</p>			
<p>RT-D11 EQUESTRIAN DEVELOPMENT</p> <p>1. Proposals for equestrian development will be permitted where it can be demonstrated that they:</p> <ul style="list-style-type: none"> a) do not adversely affect the natural environment or amenity of the surrounding area or neighbouring properties either directly or indirectly including through pollution; b) re-use existing traditional buildings or, where appropriate, non-traditional buildings. Where the need for a new building is clearly demonstrated, siting should be well related to existing buildings; c) do not cause unacceptable levels of traffic in terms of the environmental or physical capacity of the road network, and do not prejudice road safety interests; d) are sited sensitively in terms of visual impact and the landscape setting of the area, in terms of the intensity of use or activity; e) are of an appropriate scale, well designed and, unobtrusive in their form, in terms of their height, position and materials including by means of enclosure. Proposals should reflect the character and form of existing traditional development; f) have adequate and suitable grazing land to support the development proposed; g) are well related to suitable networks of equestrian routes which are capable of supporting the additional use in accordance with RT-D12 Access Land and Rights of Way. Where appropriate, horses will be regulated to a number which will not cause harm to equestrian routes, the landscape or nature conservation; and h) ensure the site is managed in accordance with an agreed land management plan. <p>2. In the case of development proposals that involve the keeping of horses, the development shall be sited close to the dwelling it is intended to serve.</p>	<p>Loss of bat roosts</p>	<p>Exmoor and Quantocks Oak Woodlands SAC</p>	<p>Uncertain – the policy concerns equestrian development and sub policy 1b require demonstration that no adverse effects on the '<i>natural environment</i>'. However, this is too generic in terms of the Habitats Regulations and does not cover the potential presence of bat roosts.</p> <p>Sub policy 1g relates to the regulation of equestrian routes so that harm to nature conservation is avoided, e.g. from disturbance and loss of habitat through trampling</p>
<p>RT-D12 ACCESS LAND AND RIGHTS OF WAY</p> <p>1. The access network will be safeguarded by ensuring that development proposals will not adversely affect:</p> <ul style="list-style-type: none"> a) the condition of the access network; b) users' interests; and c) character and appearance. <p>2. Where proposals will adversely affect the</p>	<p>None likely</p>	<p>None</p>	<p>No significant effect likely – the policy concerns safeguarding access land and rights of way safeguarding</p>

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<p>access network applicants will be required to demonstrate that:</p> <p>a) the need for and benefit of the development clearly outweighs any harm to the current access network;</p> <p>b) there is no appropriate alternative location;</p> <p>c) any harm will be kept to a minimum;</p> <p>d) the affected network will be improved and enhanced to protect users' interests;</p> <p>e) opportunities have been sought to provide linkages between routes, and strengthen the green infrastructure network; and</p> <p>f) an acceptable diversion and/or compensatory land of equal or better quality are provided where necessary.</p>			
<p>RT-D13 SAFEGUARDING LAND ALONG FORMER RAILWAYS</p> <p>1. The land on the route of the former the Lynton and Barnstaple Railway and the West Somerset Mineral Line as shown on the Policies Map will be safeguarded as important heritage assets and protected from development that would prevent the reuse of the former railways for the expansion of the access network or the reinstatement of the former Lynton and Barnstaple Railway (RT-S2).</p> <p>2. Partial deviation from the original railway route will only be considered where it can be demonstrated that a continuous linear route cannot be reasonably achieved, for the purposes of reinstating the railway, by using the original route. Where a partial deviation of the original route is permitted and developed, the agreed alternative route will be safeguarded as a replacement of the original route it substitutes.</p>	None likely	None	No significant effect likely – the policy is for safeguarding railway routes from development only.
<p>RT-S2 REINSTATEMENT OF THE LYNTON AND BARNSTAPLE RAILWAY</p> <p>1. Proposals for the reinstatement of the Lynton and Barnstaple Railway should be in accordance with the following criteria:</p> <p>A) the proposal should seek to reinstate and replicate the former narrow gauge railway including the line of the original route and the siting, design, appearance, and materials of the associated structures or buildings;</p> <p>B) any additional new development over and above the original historic former railway should provide demonstrable evidence that it is essential for the operation of the reinstated former railway or is a restoration of a historic feature and that there are no alternative solutions which would reasonably meet the need for the development in</p>	None likely	None	No significant effect likely – the policy concerns the reinstatement of the Lynton to Barnstaple Railway which is unlikely to affect ecological features supporting the integrity of Exmoor SACs

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<p>any other way; C) reinstatement proposals should: I) seek to re-use the original buildings associated with the former railway. ii) where it can be demonstrated that the re-use of the original buildings cannot be achieved, existing buildings in suitable proximity to the reinstatement proposal may be considered. lii) new buildings will only be considered where it can be demonstrated that there are no existing buildings suitable for re-use. D) new infrastructure, buildings and structures should complement the character of the original railway; E) the proposal should respond to landscape character and ensure landscaping is appropriate to the site and character of the area and having regard to traditional features of the former railway (CE-S1); F) sustainable construction methods should be used, unless they compromise the historical accuracy and appearance of the former railway; G) the proposal should accord with AC-D1 and provide a travel plan to Incorporate measures to enable safe access by walking, cycling and public transport that will help to minimise traffic generation and the need for parking; H) parking provision should be in accordance with policies AC-S3 and AC-D2. Provision of temporary overflow parking to help address peak parking demand should accord with AC-D3.</p>			
<p>AC-S1 SUSTAINABLE TRANSPORT</p> <p>1. The national park authority will encourage sustainable modes of transport through working with highways and transport authorities, transport providers, local communities, and where appropriate, neighbouring authorities to encourage:</p> <p>A) public transport provision, community based demand-responsive transport and car sharing. B) provision for walking, cycling and horse-riding including cross boundary linkages with neighbouring authorities (RT-D12). C) low carbon travel.</p>	None likely	None	No significant effect likely – the policy concerns the principles of sustainable transport only
<p>AC-S2 TRANSPORT INFRASTRUCTURE</p> <p>1. Exmoor National Park Authority will work with highways authorities and local communities to ensure that works to highways and transport infrastructure including traditional fords and bridges, road maintenance and improvement schemes, parking or new access roads, signage and street furniture reflect local character and:</p>	None likely	None	No significant effect likely – the policy concerns working with others on transport infrastructure and includes policy for incorporating wildlife enhancements (Sub policy 1d) where possible.

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<p>A) are designed and constructed to conserve and enhance the natural beauty of the National Park, using materials and finishes that are appropriate to the character of the local landscape and built environment.</p> <p>B) maintain and, where possible, enhance the rural character of roads.</p> <p>C) retain (or if this is not possible, replace like for like) existing traditional street furniture and highways signage such as fingerposts, milestones, cast iron signs or other features important to the character of the area.</p> <p>D) incorporate wildlife enhancements and landscaping schemes where appropriate.</p> <p>E) minimise disturbance and damage during maintenance or construction.</p> <p>F) minimise lighting (CE-S2), highways signage and reduce clutter.</p> <p>G) take account of road safety interests particularly for non-motorised modes of transport, and the capacity and function of the road network.</p> <p>H) increase future resilience of transport infrastructure at risk from climate change and extreme weather events through the use of Sustainable drainage systems</p> <p>.</p> <p>2. Upgrading of existing routes designed solely to accommodate higher traffic speeds will not be supported.</p> <p>3. New roads and significant road widening are not considered to be appropriate in the National Park context, except where they would result in substantial environmental gain or community benefit.</p>			
<p>AC-D1 TRANSPORT AND ACCESSIBILITY REQUIREMENTS FOR DEVELOPMENT</p> <p>1. In designing new development applicants should:</p> <p>a) Demonstrate all opportunities have been taken advantage of to encourage safe and sustainable modes of transport including through improved infrastructure such as footpaths and cycle paths, cycle parking and storage, rights of way improvements or linkages and electric charging points.</p> <p>b) Avoid community severance and ensure good access for pedestrians and cyclists from new development to nearby services and facilities including public transport links.</p> <p>c) Encourage the provision of car club and car sharing facilities where appropriate.</p> <p>d) Ensure that the design and details of highway works which are required for new development proposals are appropriate in scale to the</p>	None likely	None	No significant effect likely – the policy concerns the principles of design for accessing new development only

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<p>development and contribute to the conservation or enhancement of the area.</p> <p>2. Where development is likely to generate significant levels of traffic, applicants will be required to prepare a Transport Assessment or Transport Statement, an Air Quality Assessment where necessary, and a Travel Plan to ensure that the proposal delivers sustainable travel outcomes.</p>			
<p>AC-S3 TRAFFIC MANAGEMENT AND PARKING</p> <p>1. The approach to traffic management on Exmoor will take into account the needs of all users including pedestrians, walkers, cyclists, horse-riders and disabled people, including through the provision of alternative routes to avoid busy roads, safer crossing points, and use of shared surfaces where appropriate.</p> <p>2. The Exmoor route network, as shown on the proposals map, will form the framework for traffic and freight management in the National Park.</p> <p>3. Replacement of existing car parking lost through development or coastal change, or the creation of small scale new facilities will be permitted where:</p> <p>A) this enables opportunities to enhance public understanding and enjoyment of the National Park; or B) this relieves traffic and parking pressure elsewhere in the locality; and C) there is good accessibility, and there would be no material harm to the character and appearance of the locality or views from publicly accessible locations; and D) it is well designed in accordance with the criteria set out in AC-S2(1).</p> <p>4. In the national park there is a presumption against providing for peak parking demand. The National Park Authority will work with highways authorities, town and parish councils and local communities to identify local solutions to congestion and parking issues in keeping with landscape character, providing for community needs and utilising temporary solutions for peak parking where necessary and appropriate (AC-D4).</p> <p>5. Proposals for new development should make adequate provision for parking in accordance with AC-D3.</p>	None likely	None	No significant effect likely – the policy concerns traffic management only
<p>AC-D3 PARKING PROVISION AND STANDARDS</p> <p>1. Proposals will be permitted where they make</p>	None likely	None	No significant effect likely – the policy concerns parking provision and standards only

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<p>appropriate provision for parking including for bicycles, motorcycles, disabled users and car sharing</p> <p>2. Parking provision should take into account environmental constraints, be well designed and integrated with a high quality environment.</p> <p>3. Developments in more sustainable locations that are well served by public transport or have good walking and cycling links will be considered appropriate for lower levels of car parking provision or in appropriate cases, no car parking provision. Proposals for higher levels of cycle parking will be favourably considered.</p>			
<p>AC-D4 TEMPORARY PARKING</p> <p>Temporary overflow measures may be permitted to accommodate peak parking demand, where there is no adverse impact on the environment and character of the area, sensitive habitats and wildlife species and/or the amenity of local communities. The design of the proposal should be in accordance with the temporary nature of the parking provision with no permanent features or tracks, and meet the criteria for permanent parking set out in AC-S2 (1).</p>	None likely	None	No significant effect likely – the policy concerns temporary parking provision provided there is no impact on sensitive habitats and wildlife
<p>AC-S4 ELECTRICITY AND COMMUNICATIONS NETWORK</p> <p>1. Development to improve the accessibility and standard of the electricity and telecommunications networks will be encouraged in order to contribute to thriving communities and businesses, and climate change mitigation. Great weight will be given to ensuring that the National Park and its special qualities are conserved and enhanced.</p> <p>2. Proposals will be supported where:</p> <p>A) the location, siting, scale and design of structures will not cause any unacceptable adverse impacts on the landscape and/or seascape character, visual amenity, biodiversity and cultural heritage of the national park;</p> <p>B) co-operative working with partner organisations and utility operators has been demonstrated, to facilitate the sharing, utilisation and consolidation of existing communications Infrastructure in rolling out new or improved communication technologies; and</p> <p>C) provision is made for the removal of apparatus and reinstatement of land when the apparatus becomes redundant.</p> <p>3. Major (GP2 major development) and nationally</p>	None likely	None	No significant effect likely – the policy concerns electricity and communications networks. It is considered that any effects from improvements would be small scale and temporary

Policy	Potential Impact on Natura 2000 Sites	Natura 2000 sites Potentially Affected	Comment
significant transmission infrastructure including high voltage pylon transmission lines, substations and other above ground structures from large scale offshore renewable energy schemes will be resisted.			
<p>AC-D5 RADIO AND MOBILE TELECOMMUNICATIONS INFRASTRUCTURE</p> <p>1. Proposals for radio and mobile telecommunications development will be permitted where they first seek to share existing infrastructure, there is capacity in landscape terms, and no increase in height of existing masts is required.</p> <p>2. Where it can be demonstrated that (1) is not possible, apparatus will be sited on existing masts or other features such as buildings or other structures, to minimise adverse effects on landscape character.</p> <p>3. Where it can be demonstrated that (1) and (2) are not possible, the apparatus shall be sited and designed to ensure that it has an acceptable appearance in the landscape including through camouflage as a natural or traditional feature.</p> <p>4. In determining all proposals:</p> <ul style="list-style-type: none"> a) the highest standards of design will be sought in terms of colour, dimensions, construction and overall shape to minimise any visual impact; b) there will be no unacceptable cumulative or sequential visual impact with other vertical structures in the landscape; c) if on a building, apparatus and associated structures should be sited and designed in order to seek to minimise impact to the external appearance of the host building; d) the amenity of nearby residents and visitors are not adversely affected; e) opportunities for enhancement of the landscape including consolidation of any existing telecommunications infrastructure will be sought. <p>5. A condition will be attached to any planning consent to ensure that there will be on-going management in place where trees are essential in providing amelioration to visual impacts including as camouflage to antenna within trees.</p>	Loss or degradation of habitat	Exmoor and Quantocks Oak Woodlands SAC Exmoor Heaths SAC	Uncertain – the location of telecommunications infrastructure is not specified and could be located within SAC habitats
<p>AC-D6 FIXED LINE TRANSMISSION INFRASTRUCTURE</p> <p>1. Proposals for new transmission lines will only be permitted where they are routed underground, unless they will conflict with policies CE-S1 Landscape Character, CE-S3 Biodiversity and</p>	None likely	None	No significant effect likely – The policy concerns fixed line transmission infrastructure and specifically refers to Policy CE-S3 (Sub policies 1 & 3) and where proposals are for

Policy	Potential Impact on Natura 2000 Sites	Natura 2000 sites Potentially Affected	Comment
<p>Green Infrastructure, CE-S4 Cultural Heritage and Historic Environment and the need for the service cannot be met in any other way. In this circumstance, proposals for overhead lines may only be permitted where the visual impact is minimised by selecting the least obtrusive route and where it will not cross any moorland or open landscapes, or break the skyline.</p> <p>2. Proposals relating to low voltage electrical cabling from renewable energy technologies (CC-S5) will only be permitted where:</p> <p>a) they will be routed underground; b) they will not adversely affect landscape and seascape character, biodiversity, cultural heritage or recreational use of the coast; and c) there is adequate infrastructure to connect cabling nearby that does not require substantial modification or upgrading, or where any modification /upgrading to existing infrastructure is minimal and will not have any unacceptable impact.</p> <p>3. Development proposals that include electricity or telecommunication service lines to new development will be expected to provide underground routing subject to policies CE-S1, CE-S3 and CE-S4.</p>			<p>electrical cabling from renewable energy schemes that there will be no adverse effect on biodiversity (sub policy 2b).</p>
<p>AC-D7 SATELLITE ANTENNAE</p> <p>1. The installation of satellite antennae or wireless broadband equipment will be permitted where they are sited unobtrusively and are of a scale and design which will not cause unacceptable harm, either individually or cumulatively, to the historic or architectural interest of traditional buildings, the street scene, or overall landscape or settlement character.</p> <p>2. Installations that reduce the unacceptable harm caused by the cumulative visual impact of individual technologies will be favourably considered in relation to the tests above.</p>	None likely	None	<p>No significant effect likely – the policy refers satellite antennae only.</p>
<p>ES-S1 SUPPORTING LOCAL COMMUNITIES</p> <p>Where parish and town councils and local communities have identified priorities and plans for the development they need to sustain their settlements over the longer term, the authority will provide advice and support to help achieve these aims where they are consistent with the Local Plan.</p>	None likely	None	<p>No significant effect likely – the policy is aspirational giving advice and support to local communities which must be consistent with the Local Plan</p>
<p>ES-D1 WHEDDON CROSS AND CUTCOMBE COMMUNITY SAFEGUARDING AREA</p>	None likely	None	<p>No significant effect likely – Cutcombe does not fall</p>

Policy	Potential Impact on Natura 2000 Sites	Natura 2000 sites Potentially Affected	Comment
Land to the north of Cutcombe First is safeguarded for an extension to the school site and school playing field.			within a designated site or its Ecological Zone of Influence
ES-D2 DULVERTON COMMUNITY SAFEGUARDING AREA Land adjacent to the cemetery in Dulverton is safeguarded for an extension to the existing cemetery.	None likely	None	No significant effect likely – Dulverton cemetery and surrounding land does not fall within a designated site or its Ecological Zone of Influence
ES-S2 LYNTON & LYNMOUTH NEIGHBOURHOOD PLAN 1. Development proposals within Lynton & Lynmouth parish shall be determined in accordance with the Lynton & Lynmouth Neighbourhood plan 2013 – 2028 and the strategic policies of the Local plan. 2. Development management policies in the local plan will only be given greater weight in the following circumstances: A) where the neighbourhood plan is silent, indeterminate or out of date; and B) using RT-D3 safeguarding serviced accommodation to determine related proposals for the change of use of serviced accommodation within the Neighbourhood Plan area (overriding the Lyn plan policy E2 change of use of hotels & guesthouses). 3. Should a conflict arise between development management policies in the local plan and the policies in the neighbourhood plan, the conflict will be resolved in favour of the Neighbourhood Plan until the end of the plan period in 2028 or until it is reviewed, whichever is earlier, unless it is considered that the proposal would otherwise have a detrimental impact on the achievement of National Park purposes.	None likely	None	No significant effect likely – the Lynton & Lynmouth Neighbourhood Plan has been subject to a Habitats Regulations Assessment in October 2012, which found that the Plan would have no significant effect on Natura 2000 sites. The policy is also subject to the development management policies in the Exmoor Local Plan which includes CE-S3 where they are silent, indeterminate or out of date in the Neighbourhood Plan.

Counteracting Measures

94. *'During the screening stage, or other early stages, the plan making authority may be able to introduce counter-acting measures that would obviously avoid the possibility of a significant effect on a European site. This speeds the appraisal process in its early stages and enables the assessors to concentrate on those aspects of the plan that could have significant effects on European sites that are not easily eliminated. It narrows the scope of the appraisal and reduces the time and cost of undertaking it.'* (Tyldesley et al, 2012)

95. *'Measures to avoid, cancel or reduce the effects of a plan on a European site (here referred to as **avoidance measures, cancellation measures and reduction measures** respectively) should be proposed as part of the plan and the plan making authority will take these into account in the appraisal, often collectively referred to as 'mitigation measures' (Tyldesley et al, 2012)*
96. *'Avoidance measures eliminate the likelihood of any effects on the European site. Cancellation measures have the effect of cancelling out potentially adverse effects on the European site before their effects are felt. Reduction measures are designed to reduce likely significant effects, perhaps to a level that is insignificant or in a way that makes them unlikely to occur.'* (Tyldesley et al, 2012)
97. Policies where counter-acting measures, at this stage, do not negate the potential for a significant effect will require a Stage 2 'Appropriate Assessment'.
98. The following policies have been identified as having uncertainty with regard to significant effects on European sites and are listed in the Table 6 along with any counter-acting measures that will eliminate that effect. These could include adjustment to policy text.
99. The Local Plan clearly states **'The policies within this Local Plan constitute an overall approach to future development in the National Park and it is important that the Plan is read as a whole.** A practical consequence of this is that several policies may apply to one proposal. Cross referencing of policies is used where it is particularly important to clarify the relationship between areas of policy. Links between other policies are generally not identified because it is impossible to pre-empt all potential combinations of policy that might apply to a particular type of development.'
100. Although it is recognised the Local Plan is read as a whole and Policy CE-S3 'Biodiversity and Green Infrastructure' includes a policy concerning international sites. The counter-acting measures identified in Table 6 are those which have been identified that lack links that would give the Local Plan robustness and clarity in terms of compliance with the Habitats Regulations.

Table 6: Counter-acting Measures and Conclusions

Policy	Natura 2000	Feature	Potential Issue	Counter-acting Measure	Conclusion
GP2 – Major Development	Exmoor and Quantocks Oak Woodlands SAC Exmoor Heaths SAC	All	All	Add after 3C D) that there are no significant effects on proposed or designated European sites for nature conservation both within their boundaries and in areas that ecologically support the conservation objectives of the site	No significant effect

Policy	Natura 2000	Feature	Potential Issue	Counter-acting Measure	Conclusion
GP3 – Spatial Strategy	Exmoor and Quantocks Oak Woodlands SAC Exmoor Heaths SAC	All	All	Under sub policy 3C add after the sentence ending ‘... <i>within the coastal change management area (CC-S3 Porlock Weir Coastal Change Management Area)</i> ’ the following ‘... or reduce the net habitat value available to barbastelle bats.’	No significant effect
CE-D4 Extensions to Buildings	Exmoor and Quantocks Oak Woodlands SAC	Barbastelle bats	Loss or damage to roosts Disturbance	Add to 1: D) bat roosts are maintained or replaced.	No significant effect
CE-S9 Major Minerals Extraction	Exmoor and Quantocks Oak Woodlands SAC Exmoor Heaths SAC	Woodland Bats Otters Heathland	Habitat loss and Fragmentation Barrier Effects Proximity Issues Air Pollution	None required provided recommended text above is added to Policy GP2	No significant effect provided GP2 is amended
CC-S1 Climate Change Mitigation and Adaptation	Exmoor and Quantocks Oak Woodlands SAC	Barbastelle Bats Otter	Mortality from structures Displacement	Add after 1a ‘Avoiding sites that would put wildlife at risk.’	No significant effect
CC-S3 Porlock Weir Coastal Change Management Area	Exmoor and Quantocks Oak Woodlands SAC	Barbastelle Bats	Loss and Fragmentation of Habitat	Add to 2 ‘e) Barbastelle bat habitat will be maintained so that there is no net loss from development.’	No significant effect
CC-S4 Replacement Development from Coastal Change Management Areas	Exmoor and Quantocks Oak Woodlands SAC	Barbastelle Bats	Loss and Fragmentation of Habitat	Amend F after ‘... <i>biodiversity...</i> ’ by inserting ‘including habitats used by barbastelle bats,’ and then continue ‘ <i>built environment...</i> ’	No significant effect

Policy	Natura 2000	Feature	Potential Issue	Counter-acting Measure	Conclusion
HC-S5 Travelling Communities	Exmoor and Quantocks Oak Woodlands SAC Exmoor Heaths SAC	All	Loss or degradation of habitat or disturbance	Add to 1 'e) There are no impacts on sensitive habitats and wildlife that cannot be mitigated for'	No significant effect
SE-S1 A Sustainable Exmoor Economy	Exmoor and Quantocks Oak Woodlands SAC Exmoor Heaths SAC	All	Loss or degradation of habitat or disturbance	Amend 2 insert after '... local amenity ...' and replace '... and the National Park and its special qualities' with: '... landscape character, cultural heritage, sensitive habitats and wildlife.'	No significant effect
SE-S4 Agricultural and Forestry Development	Exmoor and Quantocks Oak Woodlands SAC Exmoor Heaths SAC	All	All	Insert in f) after ' <i>an adverse impact on biodiversity and cultural heritage ...</i> ' (in accordance with Policies CE-S3 and CE-S4)	No significant effect – CE-S3 Biodiversity and Green Infrastructure has policy on European sites and areas outside the designated site that ecologically support its features
RT-D1 Serviced Accommodation	Exmoor and Quantocks Oak Woodlands SAC	Barbastelle bats	Loss or damage to roosts Disturbance	Add cross reference to CE-S5 (clause 1b) which includes policy on bat roosts	No significant effect – CE-S5 states ' <i>bat and barn owl roosts are maintained or replaced</i> '
RT-D4 Non-serviced Accommodation	Exmoor and Quantocks Oak Woodlands SAC	Barbastelle bats	Loss or damage to roosts Disturbance	Add cross reference to CE-S5 (clause 1b) which includes policy on bat roosts.	No significant effect – CE-S5 states ' <i>bat and barn owl roosts are maintained or replaced</i> '
RT-D9 Alternative Camping Accommodation	Exmoor and Quantocks Oak Woodlands SAC Exmoor Heaths SAC	All	Loss or degradation of habitat or disturbance	Add to 1: h) There are no adverse impacts on sensitive habitats and wildlife	No significant effect

Policy	Natura 2000	Feature	Potential Issue	Counter-acting Measure	Conclusion
RT-D11 Equestrian Development	Exmoor and Quantocks Oak Woodlands SAC	Barbastelle bats	Loss or damage to roosts	Add cross reference to CE-S5 (clause 1b) which includes policy on bat roosts.	No significant effect – CE-S5 states ' <i>bat and barn owl roosts are maintained or replaced</i> '
AC-D5 Radio and Mobile Telecommunications Infrastructure	Exmoor and Quantocks Oak Woodlands SAC Exmoor Heaths SAC	All	Loss or degradation of habitat	Add after sub policy 4b 'There will be no adverse effects on sensitive habitats and wildlife'	No significant effect

Other Relevant Plans or Projects

101. Article 6(3) of the Habitats Directive requires a HRA of '*...any plan or project not directly connected with or necessary to the management of the site but likely to have a significant effect there on, either individually or in combination with other plan or projects*'. Therefore it may be necessary to identify plans and projects that may have 'in-combination' affecting the Natura 2000 sites, which are the focus of this assessment. However, in this assessment because all potentially significant effects have been eliminated, providing the counter-acting measures are adopted in full as set out in Table 6 above and Chapter 6, an in combination assessment is not required.

6. Recommendations

102. It is recommended that the following amendments and/or additions be made to policies in the draft publication Local Plan 2011 - 2031. Adoption of these measures should eliminate the need to make any further assessment necessary in the HRA process and would ensure that the plan is compliant with the requirements of the Habitats Regulations with regard to Natura 2000 sites.

103. The amendments and / or additional wording are as follows:

Table 7: Recommendations

Policy	Counter-acting Measure
GP2 – Major Development	<p>Add after 3C</p> <p>D) that there are no significant effects on proposed or designated European sites for nature conservation both within their boundaries and in areas that ecologically support the conservation objectives of the site</p>
GP3 – Spatial Strategy	<p>Under sub policy 3C add after the sentence ending ‘...<i>within the coastal change management area (CC-S3 Porlock Weir Coastal Change Management Area)</i>’ the following ‘... or reduce the net habitat value available to barbastelle bats.’</p>
CE-D4 Extensions to Buildings	<p>Add to 1:</p> <p>D) bat roosts are maintained or replaced.</p>
CE-S9 Major Minerals Extraction	<p>None required provided recommended text above is added to Policy GP2</p>
CC-S1 Climate Change Mitigation and Adaptation	<p>Add after 1a</p> <p>‘Avoiding sites that would put wildlife at risk.’</p>
CC-S3 Porlock Weir Coastal Change Management Area	<p>Add to 2</p> <p>‘e) Barbastelle bat habitat will be maintained so that there is no net loss from development.’</p>
CC-S4 Replacement Development from Coastal Change Management Areas	<p>Amend F after ‘...<i>biodiversity...</i>’ by inserting ‘including habitats used by barbastelle bats,’ and then continue ‘<i>built environment...</i>’</p>
HC-S5 Travelling Communities	<p>Add to 1</p> <p>‘e) There are no impacts on sensitive habitats and wildlife that cannot be mitigated for’</p>
SE-S1 A Sustainable Exmoor Economy	<p>Amend 2 insert after ‘... local amenity ...’ and replace ‘... <i>and the National Park and its special qualities</i>’ with:</p> <p>‘... landscape character, cultural heritage, sensitive habitats and wildlife.’</p>

Policy	Counter-acting Measure
SE-S4 Agricultural and Forestry Development	Insert in f) after ' <i>an adverse impact on biodiversity and cultural heritage ...</i> ' (in accordance with Policies CE-S3 and CE-S4)
RT-D1 Serviced Accommodation	Add <u>cross reference to CE-S5 (clause 1b)</u> which includes policy on bat roosts
RT-D4 Non-serviced Accommodation	Add <u>cross reference to CE-S5 (clause 1b)</u> which includes policy on bat roosts.
RT-D9 Alternative Camping Accommodation	Add to 1: h) There are no adverse impacts on sensitive habitats and wildlife
RT-D11 Equestrian Development	Add <u>cross reference to CE-S5 (clause 1b)</u> which includes policy on bat roosts.
AC-D5 Radio and Mobile Telecommunications Infrastructure	Add to sub policy 2 'There will be no adverse effects on sensitive habitats and wildlife'

7. Conclusion

104. It is considered that provided the counter acting measures as set out in Chapter 6 are incorporated into the final publication Exmoor National Park Authority Local Plan that the plan is unlikely to have a significant effect on the conservation objectives of the Natura 2000 sites assessed.

105. It is considered that a Stage 2 Appropriate Assessment will not be required providing that the measures outlined above are adopted into the final Local Plan.

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Appendix 1: Exmoor's Settlements Assessment (Policy ES-S1)

The following section considers each of the Exmoor settlements in the draft publication Local Plan spatially in relation to the Exmoor and Quantocks Oak Woodlands and Exmoor Heaths SAC and their Ecological Zones of Influence, described in Chapter 3, and assesses the likelihood of a significant effect from development around those communities for information only..

It highlights settlements where potential effects may occur on features of the designated sites. However, Policy ES- S1 states that development must be consistent with Local Plan policy which includes CE-S3 Biodiversity and Green Infrastructure

Table 8: Exmoor's Settlements Assessment

Local Community	Potential Impact on Natura 2000 Sites	Natura 2000 sites Potentially Affected	Comment
Dulverton	Habitat degradation Disturbance to otters	Exmoor and Quantocks Oak Woodlands SAC	The Burrige Woods component site of the SAC lies just to the north of the town. The River Barle supports otters.
Dunster	None likely	None	No significant effect likely
Lynton & Lynmouth	None likely	None	No significant effect likely. See comments on Policy ES-S2 in Table 6.
Porlock	Disturbance or fragmentation of commuting habit; degradation of foraging habitat of barbastelle bats	Exmoor and Quantocks Oak Woodlands SAC	Barbastelle bats from the SAC commute around and, where suitable, through the settlement to forage on the coast. Barbastelle bat hunting territories are also likely to exist around the southern edge of the town.
Barbrook	None likely	None	No significant effect likely
Brendon	Habitat degradation	Exmoor and Quantocks Oak Woodlands SAC	Mill Wood to the west of the village is part of the SAC. Potentially there are recreational and air quality impacts on lichens and bryophytes.
Bridgetown and Exton	None likely	None	No significant effect likely
Brompton Regis	None likely	None	No significant effect likely
Challacombe	None likely	None	No significant effect likely
Cutcombe and Wheddon Cross	None likely	None	No significant effect likely
Exford	None likely	None	No significant effect likely

Local Community	Potential Impact on Natura 2000 Sites	Natura 2000 sites Potentially Affected	Comment
Luxborough	None likely	None	No significant effect likely
Monksilver	None likely	None	No significant effect likely
Parracombe	None likely	None	No significant effect likely
Roadwater	None likely	None	No significant effect likely
Simonsbath	Disturbance to otters	Exmoor and Quantocks Oak Woodlands SAC	Otters, a feature of the SAC, are present in the River Barle. Development may result in increased access to the watercourse causing disturbance.
Timberscombe	None likely	None	No significant effect likely
Winsford	None likely	None	No significant effect likely
Withypool	Disturbance or fragmentation of commuting habit; degradation of foraging habitat of barbastelle bats	Exmoor and Quantocks Oak Woodlands SAC	Barbastelle bats, a feature of the SAC, are likely to be foraging to the south and east of the village.
Wooton Courtney	Disturbance or fragmentation of commuting habit; degradation of foraging habitat of barbastelle bats	Exmoor and Quantocks Oak Woodlands SAC	Barbastelle bats, a feature of the SAC, are likely to be foraging around the village.
Porlock Weir	Disturbance or fragmentation of commuting habit; degradation of foraging habitat of barbastelle bats	Exmoor and Quantocks Oak Woodlands SAC	Barbastelle bats, a feature of the SAC, are likely to be foraging to the south of the village.