



Local Plan

HABITAT REGULATIONS ASSESSMENT



October 2013



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.

Copyright The maps in this report are reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. (Somerset County Council)(100038382)(2012)

Contents

1. Introduction	4
2. Screening Exercise	6
3. Characteristics and Description of the Natura 2000 Sites	8
Introduction	8
Identification of Natura 2000 sites	8
Ecological Zones of Influence	10
Conservation Objectives	10
Description and Characterisation of Natura 2000 Sites	10
4. Potential Impacts of the Plan on Ecology	27
Introduction	27
Recreational Pressure	27
Habitat Loss	28
Habitat Fragmentation.....	29
Barrier Effects	30
Habitat Isolation	30
Proximity Impacts.....	30
Air Pollution.....	31
Hydrological Impacts.....	31
Renewable Energy Schemes.....	32
Cumulative Impacts.....	33
Summary of Potential Effects from Actions in the Local Plan on SAC Features	33
5. Other Relevant Plans or Projects	35
6. Analysis of Policy in the Draft Local Plan	37
Introduction	37
Analysis of Effects on Natura 2000 Sites	37
Management for Nature Conservation Purposes	38
Plan Analysis.....	38
7. Counteracting Measures	116
8. Recommendations	122
9. Conclusion	123
Bibliography	124

1. Introduction

- 1.1 This report details the findings of a Habitat Regulations Assessment (HRA) of the draft Exmoor National Park Local Plan 2011- 2030. As the 'competent authority' under the Conservation of Habitats and Species Regulations 2010, the Exmoor National Park Authority is required to assess its draft Local Plan (referred to as 'Local Plan') through the HRA process as policies in the plan can potentially affect Natura 2000 sites.
- 1.2 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.
- 1.3 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.
- 1.4 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').
- 1.5 The Exmoor National Park Authority Local Plan contains six 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 is the model policy - it is a requirement for Local Plans to include this policy. Policy GP3 sets out the tests for major development within the National Park. Policies GP1 and GP3 together fulfil the requirements of European Union Directives and the Environment Act 1995 and reflect national planning policy. Policy GP4 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 Rural Communities. 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. Policy GP6 sets criteria to achieve the enhancement of the National Park consistent with National Park statutory purposes.
- 1.6 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'.

- 1.7 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.

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

2. Screening Exercise

2.1 The Department for Communities and Local Government's (DCLG) consultation document '*Planning for the Protection of European Sites: Appropriate Assessment*' (August 2006). This document gives three main tasks to the Appropriate or Habitats Regulations Assessment² process:

1. Likely significant effects
2. Appropriate assessment and ascertaining the effect on site integrity
3. Mitigation and alternative solutions

2.2 The process is further detailed in '*The Appropriate Assessment of Spatial Plans in England*', published by the Royal Society for the Protection of Birds (Dodd et al, 2007) and the Countryside Council for Wales (Tyldesley, 2011).

2.3 This guidance sets out a 3-step approach to appropriate assessment as follows.

Step 1: Screening for likely significant effects.

This is the initial evaluation of a plan's effects on a Natura 2000 site. If it cannot conclude there will be no significant effect upon any Natura 2000 site, an Appropriate Assessment (AA) is required. In the DCLG guidance this is called evidence gathering. Where counter-acting measures can be applied they will be applied at this stage. Counter-acting measures are avoidance or reduction measures which can include changes in the wording of policy or within text will clearly prevent a potential significant effect from the Plan.

Step 2 Appropriate Assessment – scoping and further information gathering

Preparation for the AA where the screening has shown there is likely to be significant effects or where there is uncertainty about a potential significant effect upon a Natura 2000 site.

Step 3 Appropriate Assessment

An evaluation of the evidence gathered on impacts and consideration of whether changes to the plan are needed to ensure that it will have no significant adverse effect upon any Natura 2000 site. This should be the end of the AA process and the plan can be adopted.

2.4 This report contains Step 1 of the process and compiles information in order to assess the likely effects of potential activities arising out of priorities in the draft Partnership Plan on Natura 2000 sites alone, or in combination with other plans or projects.

2.5 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 significance. The EC

² Note that the terms Habitats Regulations Assessment and Appropriate Assessment have been used interchangeably. However, for the purpose of this report the term Appropriate Assessment will refer to Stage 3 of the Habitats Regulations Assessment process.

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 AA process.

- 2.6 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.
- 2.7 Natural England and other relevant stakeholders will be consulted on the screening opinion to ensure all elements of the plan are considered which, either alone or in-combination, have the potential for a significant effect on relevant sites. This will help the National Park Authority identify potential impacts, likely pathways for those impacts and key indicators to be used for identifying impacts. The screening should therefore look at the significant effects of the plan objectives and of each individual policy.
- 2.8 This screening report will include the following information for the Natura 2000 sites:
 - Why the site is important for wildlife, i.e. the features (species and habitats) for which the site was designated;
 - The conservation objectives for the site;
 - The latest assessment of the site's ecological condition; and
 - Any particular problems or sensitivities of the site's features that could be affected by a plan's policies or proposals

3. Characteristics and Description of the Natura 2000 Sites

Introduction

- 3.1 This section identifies which Natura 2000 sites are potentially affected
- 3.2 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).
- 3.3 Special Protection Areas (SPA) are designated for bird species listed under Article 4 of the Birds Directive (79/409/EEC).
- 3.4 Ramsar sites are important wetland sites that have been designated under the Ramsar Convention on Wetlands 1971. Under Government policy, as set out in Planning Policy Statement 9: Biodiversity and Geological Conservation, they are to be treated as Natura 2000 sites.

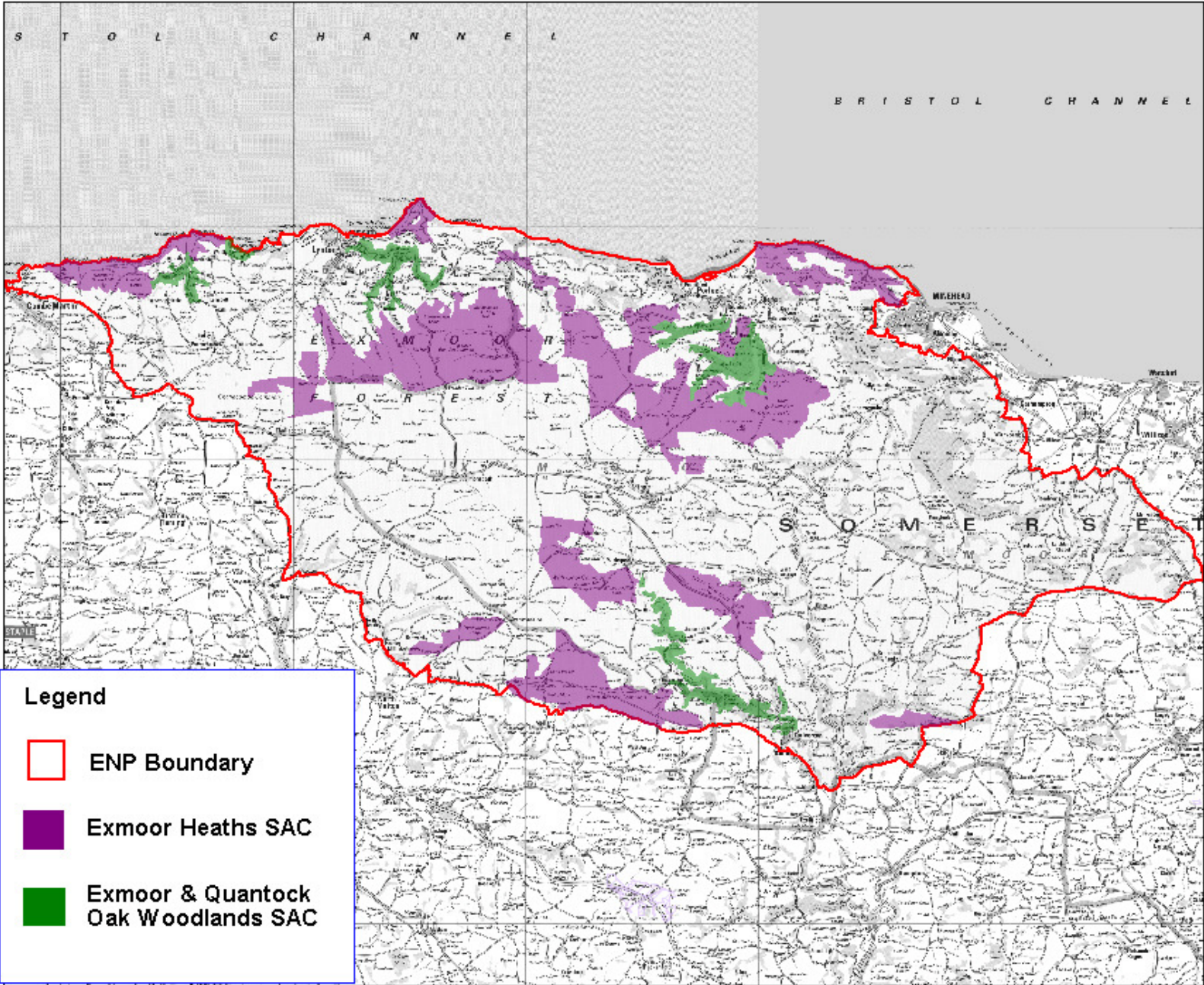
Identification of Natura 2000 sites

- 3.5 The following Natura 2000 sites have component sites present within the geographic area administered by the National Park Authority.
- Exmoor and Quantock Oakwoods SAC
 - Exmoor Heaths SAC
- 3.6 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 effect 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

Map 1: Natura 2000 Sites



Ecological Zones of Influence

- 3.7 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 actions within the Partnership Plan. 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.
- 3.8 Habitats are affected directly from on-site loss due to damage or destruction from land use change. However, they can also be influenced by off site 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 are affected by airborne pollution, although some, such as lichens and bryophytes are more vulnerable.
- 3.9 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.
- 3.10 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. A map of the EZI is given at the end of this chapter. These maps will act as a warning to lower tier plans and projects that a 'test of likely significance' under the provisions of the Habitats Regulations 2010 is likely to be required for an application falling within these zones.

Conservation Objectives

- 3.11 The qualifying features for which each Natura 2000 sites is designated is given in the site descriptions below. For each of these features Natural England has set Conservation Objectives. It is the effect of the policy within the draft Local Plan on these Conservation Objectives which support the integrity of the site that the Habitats Regulations Assessment is made.

Description and Characterisation of Natura 2000 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

Component Sites

3.12 Component SACs sites are:

- North Exmoor SSSI
- Barle Valley SSSI
- Watersmeet SSSI
- West Exmoor Coast & Woods SSSI
- The Quantocks SSSI

3.13 It is considered habitats in the Quantocks SSSI lies entirely outside the National Park. Therefore it is highly unlikely that it would be influenced by the Exmoor National Park Authority Local Plan and is not considered further in this assessment.

Site Condition

3.14 Based on the tables for the equivalent Site of Special Scientific Interest the condition of the affected components, by % of site, on August 1st, 2013 is as follows:

Table 2: Exmoor and Quantock Oak Woodlands Condition Summary

SAC component site	Favourable	Unfavourable recovering	Unfavourable no change	Unfavourable declining	Destroyed, part destroyed
Barle Valley	7.64	90.70	1.66	0	0
North Exmoor	11.91	83.73	4.06	0.30	0
West Exmoor Coast & Woods	12.62	85.37	0.07	1.94	0
Watersmeet	0.41	94.59	5.00	0	0

Determining Reasons for Designation

3.15 The Barle Valley component site contains extensive tracts of ancient upland sessile oak woodland which exhibit variations in structure and species composition as a result of difference in past management, geology and topography. There is a wide range of vascular plants including many ancient woodland indicators. The diversity of the site is increased substantially by areas of valley mire, heathland and acid grassland. The richness of lichens and bryophytes is of exceptional national importance and is significant internationally. There is also an outstanding assemblage of breeding woodland birds and high invertebrate interest including nationally vulnerable and scarce species.

3.16 North Exmoor is a southern outpost of typically northern and upland elements of Britain's flora and fauna. The site is nationally important for its south-western lowland heath communities and for transitions from ancient semi-natural woodland through upland

heath to blanket mire. The site is also of importance for its breeding bird communities, its large population of the nationally rare heath fritillary butterfly *Mellicta athalia*, an exceptional woodland lichen flora and its palynological interest of deep peat on the Chains. The site is in two main blocks: the major one to the North and a smaller one by Simonsbath to the South. The highest point, Dunkery Beacon, is 519 metres above sea level, the lowest heathland is at about 250 metres and the site extends down to 80 metres in woodland.

- 3.18 West Exmoor Coast and Woods supports important areas of ancient sessile oak woodland, maritime plant communities, an outstanding coastal lichen flora in the Valley of Rocks and a rich bird population. There are also three important geological features represented within the site. The north-facing cliffs rise steeply from the rocky shore platform to over 200m and are composed of sand-stones and shales. These have given rise to shallow and well-drained, coarse, loamy soils. The exposed cliffs support typical maritime plant communities, including heather (*Calluna vulgaris*), bilberry (*Vaccinium myrtillus*), bell heather (*Erica cinerea*) and western gorse (*Ulex gallii*) in heathland areas and thrift (*Armeria maritima*), rock sea-spurrey (*Spergularia rupicola*), buck's-horn plantain (*Plantago coronopus*) and common scurvy-grass (*Cochlearia officinalis*) on the ledges and turf slopes. Poorly vegetated scree occurs on the steepest slopes, particularly in Heddon's Mouth Cleave, but where shelter permits, woodland has developed such as at Neck Wood and Woody Bay.
- 3.19 Watersmeet encompasses an extensive area of ancient oak woodland, of special interest as one of the largest remaining semi-natural ancient woodlands in south west Britain; with rare and local plant species and rich breeding bird populations. The site also has important geological features. It occupies the winding valley system of the East Lyn River and its tributaries, with an altitude range from near sea level to 290m. The generally shallow soils are derived from the underlying Devonian sandstones and slates and are of a fine loamy or silty nature.
- 3.20 The SAC 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.
- 3.21 The attributes that measure the condition of the feature are:
- Age/size class variation within and between stands; presence of open space and old trees; dead wood lying on the ground; standing dead trees
 - Successful establishment of young stems in gaps or on the edge of a stand
 - Cover of native versus non-native species (all layers)
 - Death, destruction or replacement of native woodland species through effects of non-native fauna or external unnatural factors
 - Ground flora type
 - Distinctive and desirable elements:
 1. Rich Atlantic bryophyte communities.
 2. Western oakwood
 3. Breeding bird community.
 4. Streams and mires.
 5. Transitions to alder wood.

6. Transition to open heath with c. 15km of wood/heath edge
- Air quality measures
 - Presence of undesirable indicator species
- 3.22 **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.
- 3.23 Many such woods are dynamic, being part of a successional series of habitats. Their structure and function are best maintained within a larger unit that includes the open communities, mainly fen and swamp, of earlier successional stages. On the drier margins of these areas other tree species, notably ash *Fraxinus excelsior* and elm *Ulmus* spp., may become abundant. In other situations the alder woods occur as a stable component within transitions to surrounding dry-ground forest, sometimes including other Annex I woodland types.
- 3.24 The attributes that measure the condition of the feature are:
- Age/size class variation within and between stands; presence of open space and old trees; dead wood lying on the ground; standing dead trees
 - Structures associated with the hydrological regime
 - Successful establishment of young stems in gaps or on the edge of a stand
 - Cover of native versus non-native species (all layers)
 - Death, destruction or replacement of native woodland species through effects of non-native fauna or external unnatural factors
 - Ground flora type
 - Distinctive and desirable elements:
 1. *Epiphytic lichens* (see Old sessile oak woods)
 2. Transitions to old sessile oak woods
 3. Streams and mires
- 3.25 There is a maternity colony of **Barbastelle Bat** *Barbastella barbastellus* utilising a range of tree roosts in this area of predominantly oak woodland in the North Exmoor component site. Foraging areas can lie several kilometres from the roost sites. Barbastelle bats prefer riparian vegetation, broad leaved woodland, unimproved grassland, improved grassland, scrub, mixed woodland, coniferous woodland and avoid urban, upland moor, arable habitats and areas of open water (Zeale, 2009). Over 90% of barbastelle bats from Horner wood in Somerset foraged along linear wooded scrub strips including along watercourses, overgrown hedgerows, uncut grassland, heather moorland edge (within Exmoor Heath SAC), gardens and areas of low level street lighting. Gorse was also important. (Billington, 2002)
- 3.26 Barbastelle bats go out in groups from the roosting area then disperse to individual hunting grounds (Dietz et al, 2009; Greenway, 2001; Greenway, 2004; Zeale, 2009). Barbastelle bats are reliant on darkened connecting habitat features between roost sites and feeding areas. Typically these are along vegetated rivers and streams or lines of trees and large hedgerows and paths between these. (Greenaway, 2004) The foraging

paths of barbastelle bats are generally within 200 metres of water features (Greenaway, 2008). When crossing open ground they will fly low level (Greenaway, 2008).

- 3.27 The summer foraging range of barbastelle bats was recorded as being up to 9 kilometres in the Horner Wood area on Exmoor (English Nature, Conservation Objectives for North Exmoor SSSI). Other studies have shown that barbastelle bats can fly up to 20 kilometres from roost sites although the average was about 8 kilometres (Greenway, 2004). On Dartmoor the individual mean maximum foraging range of radio tracked barbastelle bats varied from 3.16 to 20.38 kilometres (Zeale, 2009).
- 3.28 Foraging takes place within the home range in core areas of between 2 and 70 hectares (Boye & Dietz, 2005). Dietz et al (2009) report foraging areas of 8.8 hectares with single bats hunting each night in up to 10 separate areas. There is minimal overlap of individual core foraging areas although the home wood is shared (Zeale, 2009).
- 3.29 The attributes that measure the condition of the feature are:
- No loss of ancient semi-natural stands
 - Current area of semi-natural woodland to be retained
 - At least the current level of structural diversity maintained.
 - Canopy cover present over 50-90% of area
 - A minimum of 4 trees per ha allowed to die standing
 - Signs of seedlings growing through at sufficient density to maintain required canopy cover over a 10-year period
 - Current length and extent of woodland/moorland scrub edge to be retained
 - No overall loss of open water
 - Human access to roost area controlled and limited; no significant increase since previous visit
- 3.30 **Otter *Lutra lutra*** 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. (Chanin, 2003)
- 3.31 The presence of ash or sycamore trees along river banks is particularly important to otters as the roots of these species provide the majority of den sites. Other species used include rhododendron bushes, oak and elm trees. Bankside vegetation, such as woodland and scrub, can provide cover for otters. They also use reedbeds and islands as rest sites and marshy areas to forage for frogs. Optimal habitat includes stream banks with dense herbaceous vegetation and fringes of trees (e.g. alder) with branches hanging low near the water, lakes, coastlands, rivers and marshes. (Chanin, 2003)
- 3.32 Holts or dens are found in the roots of trees, heaps of sticks or rocks, drains, badger setts, rabbit burrows, etc., where the chance of physical disturbance is low. These are usually within 10 metres of the watercourse but can be up to 50 metres away. Natal holts seem to be located away from main watercourses and from water altogether even being found up to 500 metres away. (Chanin, 1993, 2003)
- 3.33 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)

3.34 The attributes that measure the condition of the feature are water quality, flow rate, site integrity, fish stocks, disturbance, bankside cover and the presence of otters.

Conservation Objectives

3.35 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.

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 Air pollution
Alluvial forests with <i>Alnus glutinosa</i> (alder) and <i>Fraxinus excelsior</i> (ash)	Appropriate woodland management Hydrology
Barbastelle bat <i>Barbastella barbastellus</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

Qualifying features	Key environmental conditions to support site integrity
Otter <i>Lutra lutra</i>	Maintenance of river water quality and flow Fish stocks Bankside vegetation Levels of disturbance

Ecological Zone of Influence

- 3.36 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 6. Any watercourse entering and upstream of the site in the catchment is also considered within the EZI.
- 3.37 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, field survey and radio tracking data (Billington, 2000). This forms the EZI for barbastelle bats.
- 3.38 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, 2004]). This then forms the Ecological Zone of Influence for otters.

Vulnerability

- 3.39 Some grazing/browsing is essential to maintain conditions suitable for lower plant assemblages, which are a key feature of the woodlands. However, sheep and/or red deer graze many woods and this can prevent regeneration and change the ground flora. Invasive non-native species are a problem in some woods, particularly *Rhododendron* and Japanese knotweed. Conservation bodies or management agreements are eliminating these species. Dense monocultures of coppiced oak occur, of little structural or species diversity. Although minimum intervention is mostly desirable, opportunities are being taken to diversify age and species composition to restore near-natural conditions where possible.
- 3.40 Drainage and potential impacts of lowering water table (including abstraction) is potentially an issue. In the review of Agency consents, there are seven Agency consented abstraction and two discharge consents identified as potentially having a significant effect on the site.
- 3.41 There is potential conflict between forestry and woodland management, and potential impacts from surrounding land use (e.g. agriculture, pheasant rearing affecting bats and otter)

3.42 Current factors considered to be causing loss or decline in barbastelle include:

- Loss or fragmentation of foraging habitats
- Loss/ disruption of flyway, e.g. woodland edges, mature hedge banks
- Loss, destruction or disturbance of roost sites
- Loss of cover in the vicinity of roost sites
- Disturbance of underground swarming sites

(Bat Conservation Trust/ BMT Cordah Ltd., 2005)

3.43 Current factors considered to be causing loss or decline in otters include:

- Road mortality
- Pollution events
- Loss or fragmentation of habitat
- Human disturbance
- Liver fluke (introduced from 'alien' fish species)

Exmoor Heaths SAC

Qualifying Features

- Vegetated sea cliffs of the Atlantic and Baltic coasts
- Northern Atlantic wet heaths with *Erica tetralix*; Wet heathland with cross-leaved heath
- European dry heaths
- Blanket bogs
- Alkaline fens; Calcium-rich spring water-fed fens
- Old sessile oak woods with Ilex and Blechnum in the British Isles; Western acidic oak woodland

Component Sites

3.44 Component SACs sites are:

- North Exmoor SSSI
- South Exmoor SSSI
- Exmoor Coastal Heaths SSSI
- West Exmoor Coast and Woods SSSI

Site Condition

3.45 Based on the tables for the equivalent Site of Scientific Interest the condition of the affected components, by % of site, on August 1st, 2013 is as follows:

Table 4: Exmoor Heaths Condition Summary

SAC component site	Favourable	Unfavourable recovering	Unfavourable no change	Unfavourable declining	Destroyed, part destroyed
North Exmoor	11.91	83.73	4.06	0.30	0
South Exmoor	0	99.38	0.62	0	0
Exmoor Coastal Heaths	8.25	91.06	0	0.70	0
West Exmoor Coast & Woods	12.62	85.37	0.07	1.94	0

The condition also includes areas outside of the SAC. The North Exmoor SAC component of the SSSI is 100% favourable.

Determining Reasons for Designation

- 3.46 The North Exmoor component site is a southern outpost of typically northern and upland elements of Britain's flora and fauna. The site is nationally important for its south-western lowland heath communities and for transitions from ancient semi-natural woodland through upland heath to blanket mire. The site is also of importance for its breeding bird communities, its large population of the nationally rare heath fritillary butterfly *Mellicta athalia*, an exceptional woodland lichen flora and its palynological interest of deep peat on the Chains. The site is in two main blocks: the major one to the North and a smaller one by Simonsbath to the South. The highest point, Dunkery Beacon, is 519 metres above sea level, the lowest heathland is at about 250 metres and the site extends down to 80 metres in woodland.
- 3.47 South Exmoor contains extensive areas of heathland including lowland communities which are only found in South West England and South Wales. Transitions between these communities and upland heathland, and semi-natural scrub and woodland, are important because they are not well represented in the South West outside Exmoor. Other important components of the site are acidic and more mesotrophic mires, and wet heath communities found only rarely elsewhere on Exmoor. There is a diverse assemblage of breeding birds typical of mixed heathland and scrub. There is one large colony of the nationally rare heath fritillary butterfly (*Mellicta athalia*). The site includes the five main blocks of heath and moorland vegetation to the southern part of Exmoor: Anstey and Molland Commons, Withypool Common, Winsford Hill, NorthMolton Ridge and Barcombe Down, and Haddon Hill.
- 3.48 The Exmoor Coastal Heaths component site contains extensive areas of heathland communities which are rare in Britain or confined largely to South West England and South Wales. The site is also important for the presence, range and transitions between habitats including upland heath, mires and grassland. At lower altitudes and in the coastal zone further important habitats occur including woodland and scrub, acidic and maritime grassland. Associated particularly with the coastal communities and woods are a wide range of nationally rare and scarce plants. A breeding colony of a nationally rare butterfly also occurs. The site comprises four separate blocks (between Combe Martin and Minehead) centred on Trentishoe, Cosgate Hill, Countisbury and North Hill.

- 3.49 West Exmoor Coast and Woods supports important areas of ancient sessile oak woodland, maritime plant communities, an outstanding coastal lichen flora in the Valley of Rocks and a rich bird population. There are also three important geological features represented within the site. The north-facing cliffs rise steeply from the rocky shore platform to over 200m and are composed of sand-stones and shales. These have given rise to shallow and well-drained, coarse, loamy soils. The exposed cliffs support typical maritime plant communities, including heather (*Calluna vulgaris*), bilberry (*Vaccinium myrtillus*), bell heather (*Erica cinerea*) and western gorse (*Ulex gallii*) in heathland areas and thrift (*Armeria maritima*), rock sea-spurrey (*Spergularia rupicola*), buck's-horn plantain (*Plantago coronopus*) and common scurvy-grass (*Cochlearia officinalis*) on the ledges and turf slopes. Poorly vegetated scree occurs on the steepest slopes, particularly in Heddon's Mouth Cleave, but where shelter permits, woodland has developed such as at Neck Wood and Woody Bay.
- 3.50 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. M15³ *Scirpus cespitosus* – *Erica tetralix* wet heath predominates on gently-sloping and level ground. It is extremely variable in nature and has in places been modified by management, particularly burning. Typically, heather *Calluna vulgaris* dominates, with scattered plants of purple moor-grass *Molinia caerulea*, cross-leaved heath *Erica tetralix*, bilberry *Vaccinium myrtillus* and deergrass *Trichophorum cespitosum*. In other areas *Molinia* and *Calluna* are more-or-less co-dominant, with the former forming tussocks. There are transitions to H12 *Calluna vulgaris* – *Vaccinium myrtillus* heath on well-drained, steeper slopes and to M17 *Scirpus cespitosus* – *Eriophorum vaginatum* blanket mire on deeper peat, where the northern species crowberry *Empetrum nigrum* occurs.
- 3.51 The attributes that measure the condition of the feature are:
- Extent
 - Dwarf-shrub diversity and cover
 - Bryophyte abundance
 - Age structure
 - Graminoid cover
 - Grazing impact
 - Vegetation mosaic
 - Water quality and soil nutrient status
 - Hydrology
- 3.52 Exmoor Heath SAC is also designated for the presence of **European dry heaths**. The site is notable because it contains extensive areas of H4 *Ulex gallii* – *Agrostis curtisii* heath, a type most often found in the lowlands, and H12 *Calluna vulgaris* – *Vaccinium myrtillus* heath, a predominantly upland type, together with areas of H8 *Calluna vulgaris* – *Ulex gallii* heath. In wetter situations or on peat there can be a high frequency of purple

³ Reference numbers refer to the National Vegetation Classification described in Rodwell, J. S. (ed.) 1998/2000. *British Plant Communities. Volumes 1 – 5*. Cambridge: University of Cambridge Press.

moor-grass *Molinia caerulea* and cross-leaved heath *Erica tetralix*, which results in frequent transitions to wet heaths. The associated valley mires support the oceanic species pale butterwort *Pinguicula lusitanica* and ivy-leaved bellflower *Wahlenbergia hederacea*. The Exmoor heaths are also important as the largest stronghold for the heath fritillary butterfly *Mellicta athalia*, associated with sheltered slopes in the transition to woodland. The site holds a small breeding population of merlin *Falco columbarius* that is the most southerly in the western Palearctic.

3.53 The attributes that measure the condition of the feature are:

- Extent
- Bryophyte / lichen abundance
- Dwarf-shrub diversity and cover
- Grazing impact
- Vegetation structure
- Vegetation mosaic
- Soil structure and nutrient status
- Species characteristic of the site: Heath Fritillary

3.54 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. Exposure to the sea is a key determinant of the type of sea cliff vegetation. The long fetch associated with these coasts generates high waves and swell, and the prevailing winds help deliver salt spray to the cliff face and cliff tops. However, the degree to which this affects the salinity of cliff-top vegetation also depends on the amount of rainfall, Cliff structure and geomorphological processes are major influences on cliff vegetation.

3.55 Cliff-top heath vegetation is included in the Annex I definition, and comprises maritime heath communities referable to NVC types H7 *Calluna vulgaris* – *Scilla verna* heath and H8d *Calluna vulgaris* – *Ulex gallii* heath *S. verna* sub-community. Cliff-top heath vegetation may extend landward into non-maritime zones, where it is considered as part of Annex I type **European dry heaths**.

3.56 The attributes that measure the condition of the feature are:

- Extent
- Bryophyte abundance
- Dwarf-shrub diversity & cover
- Graminoid cover
- Grazing impact
- Extent of bare ground or ground covered by algal mats
- Hydrology

3.57 **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. The blanketing of the ground with a variable depth of peat gives the habitat type its name and results in the various morphological types according to their topographical position, e.g. saddle mires, watershed mires, valley side mires.

- 3.58 Blanket bogs show a complex pattern of variation related to climatic factors, particularly illustrated by the variety of patterning of the bog surface in different parts of the UK. Such climatic factors also influence the floristic composition of bog vegetation. An important element in defining variation is the relative proportion of pools on the bog surface. In general, the proportion of surface patterning occupied by permanent pools increases to the north and west, although the precise shape and pattern of pools appears to depend on local topography as well as geographical location. Variety within the bog vegetation mirrors this pattern and is also affected by altitude. Similarly, the number of associated habitats and communities, such as springs, flushes, fens and heath, is greater in the milder, wetter and geologically and topographically more complex north and west.
- 3.59 'Active' is defined as supporting a significant area of vegetation that is normally peat-forming. Typical species include the important peat-forming species, such as bog-mosses *Sphagnum* spp. and cotton grasses *Eriophorum* spp., or purple moor-grass *Molinia caerulea* in certain circumstances, together with heather *Calluna vulgaris* and other ericaceous species. Thus sites, particularly those at higher altitude, characterised by extensive erosion features, may still be classed as 'active' if they otherwise support extensive areas of typical bog vegetation, and especially if the erosion gullies show signs of re-colonisation.
- 3.60 The attributes that measure the condition of the feature are:
- Extent
 - Bryophyte abundance
 - Dwarf-shrub diversity & cover
 - Graminoid cover
 - Grazing impact
 - Extent of bare ground or ground covered by algal mats
 - Hydrology
- 3.61 **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). At most sites there are well-marked transitions to a range of other fen vegetation, predominantly, but not exclusively, to M14 *Schoenus nigricans* – *Narthecium ossifragum* mire and S24 *Phragmites australis* – *Peucedanum palustre* tall-herb fen in the lowlands. Alkaline fens may also occur with various types of swamp (such as species-poor stands of great fen-sedge *Cladium mariscus*), wet grasslands (particularly various types of purple moor-grass *Molinia caerulea* grassland) and areas rich in rush *Juncus* species, as well as fen carr and, especially in the uplands, wet heath and acid bogs. There is considerable variation between sites in the associated communities and the transitions that may occur. Such variation can be broadly classified by the geomorphological

situation in which the fen occurs, namely: flood plain mire, valley mire, basin mire, hydroseral fen (i.e. as zones around open waterbodies) and spring fen. Another important source of ecological variation is altitude, with significant differences between lowland fens, which are rich in southern and continental species, and upland fens, which are rich in northern species.

- 3.62 The attributes that measure the condition of the feature are sward structure and composition.
- 3.63 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.
- 3.64 The attributes that measure the condition of the feature are:
- Area
 - Natural processes and structural development
 - Regeneration potential
 - Composition
 - Distinctive and desirable elements:
 1. Rich Atlantic bryophyte communities.
 2. Epiphytic lichens
 3. Western oakwood
 4. Breeding bird community.
 5. River, stream and mires.
 6. Transition to open heath with c. 3 km of wood/heath edge & Heath Fritillary colony.
 7. Heronry

Conservation Objectives

- 3.65 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.

Table 5: 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

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 Air quality

Ecological Zone of Influence

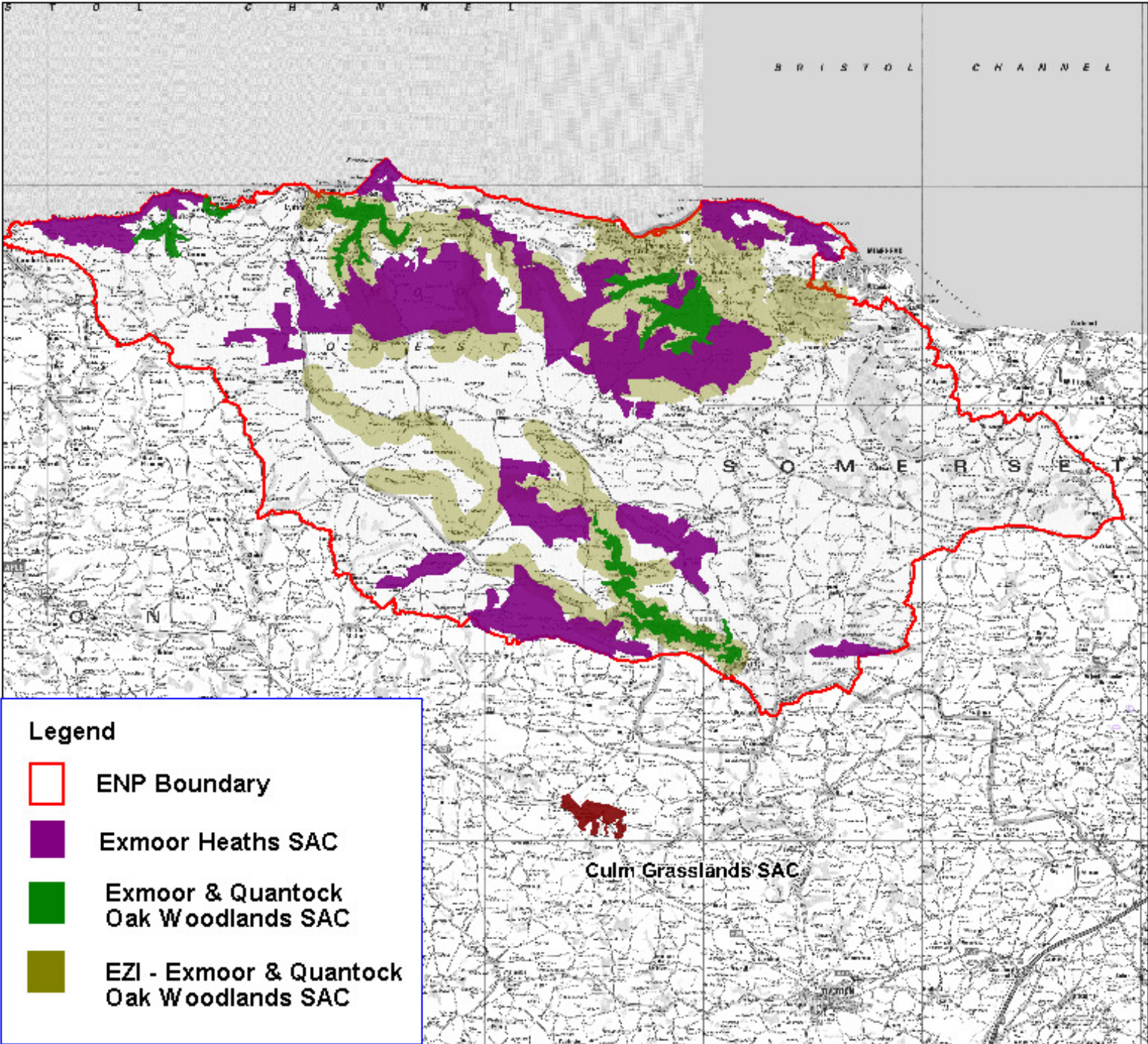
3.66 For the purposes of this assessment it is considered that the EZI lies entirely within the site boundary as any impacts are only likely to be from visitor pressure.

Vulnerability

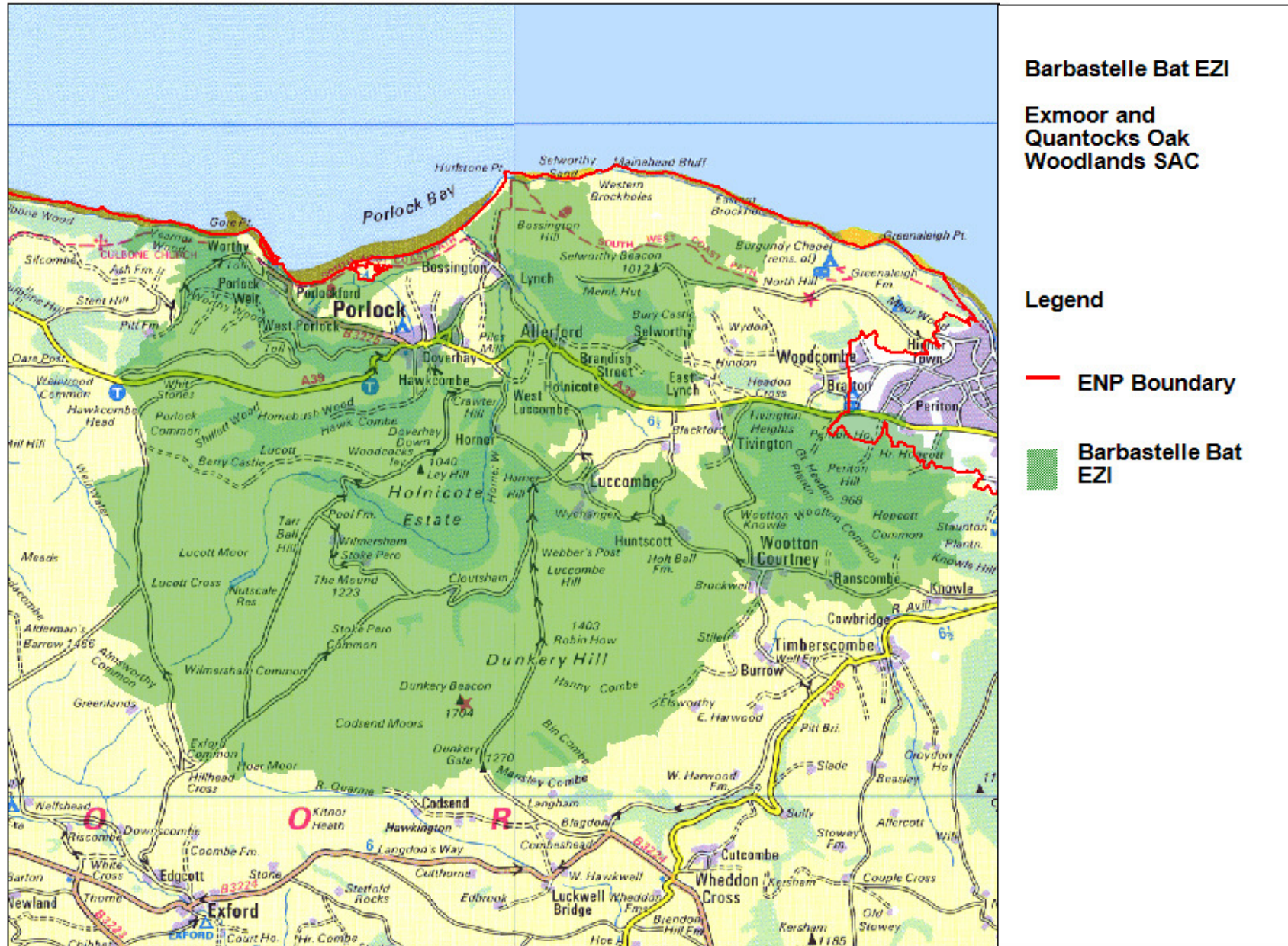
3.67 These heathlands retain significant areas of mature heather stands. This habitat is dependent upon low intensity, traditional agricultural management by grazing and controlled burning. Such management is becoming less economic, except with agri-environment funds. Agri-environment schemes have been useful in promoting traditional grazing management, as have other management agreements and conservation body ownership. Illegal and uncontrolled burning is adversely affecting heathland structure in some areas, and localised winterfeeding of cattle and overgrazing has caused some losses to heathland in the past although these have been largely resolved through prescriptions in agri-environment agreements. Incentive payments are currently seen as the only effective means of influencing burning practices. *Rhododendron* has spread in some areas, and work to eliminate it from heathland sites has been funded through National Park Authority grants and conservation plans which form part of Natural England's agri-environment scheme agreements.

3.68 This site is also vulnerable to atmospheric deposition and eutrophication.

Map 2: Ecological
Zones of
Influence (EZI)



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



4. Potential Impacts of the Plan on Ecology

Introduction

- 4.1 This chapter considers further the potential ecological impacts from actions in the Local Plan on features of Natura 2000 sites. 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.
- 4.2 The following potential affects on features of Natura 2000 sites are considered:
- Recreational Pressure
 - Habitat Loss
 - Habitat Fragmentation
 - Barrier Effects
 - Habitat Isolation
 - Proximity Impacts
 - Air Pollution
 - Hydrological Changes
 - Renewable Energy Schemes
 - Cumulative Impacts

Recreational Pressure

- 4.3 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)
- 4.4 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.
- 4.5 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).

- 4.6 The impacts of tourism, recreation and urban effects can affect a wide variety of habitat types. Some of the most sensitive are heathland habitats, coastal habitats including dunes, shingle banks and estuaries, other wetlands and watercourses, woodland and grasslands. Trampling can be a serious issue which causes damage to or loss of vegetation. (Lowen et al, 2009; Penny Anderson Associates, 2009)
- 4.7 The presence of humans can cause visual disturbance to some species, for example to birds (Treweek, 1999; Evink, 2002; Seiler, 2002). The introduction or increase in human activity in an area can affect sensitive species by reducing the amount of time spent on essential activity such as feeding or rearing young, and can lead to displacement, declines in populations or even local extinction. Where there is an open aspect human activity may cause disturbance affecting behaviour of sensitive birds, such as golden plovers, at some distance. For example, breeding golden plovers can be disturbed at distances of 200 metres by the presence of humans (Finney *at al*, 2005).
- 4.8 Another example 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)
- 4.9 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.
- 4.10 Street lighting is known to effect 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

- 4.11 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.
- 4.12 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).

- 4.13 The effects may be local or on a larger geographic scale. Delayed effects of habitat loss are probably common but rarely analysed in ecological impact assessments. Species are not only threatened by habitat loss but also by reorganisation of land use and by reduction in size of habitat patches (Treweek, 1999).
- 4.14 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.
- 4.15 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.

Habitat Fragmentation

- 4.16 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 (Treweek, 1999).
- 4.17 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). The value of a large area of semi natural habitat outweighs its division into smaller areas where alterations, for example to light, hydrology and levels of disturbance can have a radical effect on species survival. Fragmentation into smaller areas can lead to extinction of predators, larger species and habitat specialists as well effecting pollination in flora – for example Bluebells produce less seed in smaller areas. Road construction and widening would increase fragmentation effects. (Treweek, 1999; Evink, 2002; Seiler, 2002)
- 4.18 The reduction in habitat area would be less able to support a level of population prior to the land use change and may result in inbreeding to genetic problems and eventual local extinction (Treweek, 1999).
- 4.19 Changes in land management and improved rights of way access are most likely to cause habitat fragmentation in the Exmoor National Park.

Barrier Effects

- 4.20 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)
- 4.21 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).
- 4.22 Within Exmoor barrier effects are most likely to occur from increased visitor traffic using roads to access locations around the Park.

Habitat Isolation

- 4.23 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.
- 4.24 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.
- (Treweek, 1999)
- 4.25 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

- 4.26 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.
- 4.27 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).
- 4.28 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

- 4.29 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).
- 4.30 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.
- 431 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.
- 4.32 Within the National Park increased levels of visitor traffic are likely to be the source of raised levels of deposition.

Hydrological Impacts

Water Quality

- 4.33 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.

4.34 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

4.35 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

4.36 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

4.37 Bat species that are features of Natura 2000 sites may be vulnerable to mortality 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.

4.38 In addition, an increasing number of hydro-electric schemes are being approved within the National Park Authority 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, 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

4.39 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.

Summary of Potential Effects from Actions in the Local Plan on SAC Features

4.40 The following table provides a general guidance on the potential significant effects that could arise from actions 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 6: Potential Impacts on SAC Features arising from the Local Plan

Qualifying features	Recreational Pressure	Habitat Loss	Habitat 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

Qualifying features	Recreational Pressure	Habitat Loss	Habitat Fragmentation	Barrier Effects	Habitat Isolation	Proximity Impacts	Air Pollution	Hydrological Impacts	Renewable Energy
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	X
Bechstein's bat <i>Myotis bechsteinii</i>	X	X	X	X	X	X		X	
Otter <i>Lutra lutra</i>	X	X		X		X		X	X

5. Other Relevant Plans or Projects

- 5.1 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 is necessary to identify plans and projects that may have ‘in-combination’ affecting the Nature 2000 sites, which are the focus of this assessment.
- 5.2 The assessment of significant effects for the Local Plan needs to take account of the impact in combination with other plans and projects. For Natura 2000 sites where it is unlikely that the Local Plan on its own will require a stage 2 Appropriate Assessment in relation to that site, it has been necessary to consider whether ‘in-combination’ effects are likely to result in an Appropriate Assessment being required.
- 5.3 The guidance states that only those that are considered most relevant should be collected for ‘in combination’ testing - an exhaustive list could render the assessment exercise unworkable. The following plans or strategies are considered to have potential effects and therefore have been included within the assessment.

Table 7: Assessment of Plans and Projects for In-Combination Effects

Plan or Project	Implications for Exmoor National Park Partnership Plan	Likely Significant Effects
Local Planning Authorities’ Core Strategies or Local Plans including: West Somerset Taunton Deane	New housing resulting from policy in other district and borough council Core Strategies or Local Plans could have in-combination effects from increased potential for recreational effects on Natura 2000 sites.	Provisions in the Exmoor National Park Local Plan should prevent recreational damage to habitats and other disturbance to wildlife from increased visitor pressure. This will be considered in the assessment below.
North Devon Sedgemoor	Traffic resulting from new housing and encouragement of tourism could potentially cause a decrease in air quality at sensitive sites.	Alone it was considered that air quality declines from traffic were either remote or distant from sensitive locations or that levels or traffic was small. There may be some increase in commuter traffic along the A39 from Bridgwater towards Minehead but elsewhere heavily trafficked main roads are away from sensitive sites.
Somerset Waste Core Strategy	There is unlikely to be in combination effects as Somerset waste strategy is likely to focus growth on existing facilities.	None predicted
Somerset Minerals Local Plan 1997 - 2011	There are no active quarries within the National Park	None predicted

Plan or Project	Implications for Exmoor National Park Partnership Plan	Likely Significant Effects
Future Transport Plan (Somerset County Council)	Major infrastructure schemes are concentrated within Taunton and other policies work towards a reduction of traffic using roads. There is a Freight Strategy, which directs HGV traffic onto certain routes through the County. There could be in-combination effects where these routes run within 200 metres of sensitive Natura 2000 sites.	There are no strategic freight routes within the National Park. There is a local freight route designated for the B3224 but this is for local access only and increases would depend on development within the Park or its borders. None predicted from the Local Plan
Rights of Way Improvement Plan 2006 (Somerset County Council)	As there are potentially in-combination impacts arising from increased recreational pressure where previously obstructed rights of way are opened up to or have improved access.	Provisions in the Exmoor National Park Local Plan should prevent recreational damage to habitats and other disturbance to wildlife from increased visitor pressure. This will be considered in the assessment below.

6. Analysis of Policy in the Draft Local Plan

Introduction

- 6.1 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 - 2030.
- 6.2 Each policy will be assessed against each of the qualifying features of the Natura 2000 site's, identified in this report, in terms of 'significant effects' on 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.
- 6.3 "Significant" is interpreted as an effect likely to adversely affect a Natura 2000 site's integrity. "Integrity" is described in ODPM Circular 06/2005: 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).
- 6.4 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?
- 6.5 Significant effects are also determined in-combination with other plans or projects and take account of cumulative effects.

Analysis of Effects on Natura 2000 Sites

- 6.6 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.
- 6.7 The determination of 'favourable condition'⁴ 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.
- 6.8 In addition, and in order to secure the long term presence and stability of Natura 2000

⁴ '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

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

6.9 Although the draft 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

6.10 Table 8 analyses the actions given 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. Policies with comments highlighted in Yellow are likely to have no significant effect but are considered in need of augmenting in order to provide robust guidance and consistency in line with other policy statements in the draft Local Plan. Impacts on each qualifying feature for each site affected are then assessed in detail in Chapter 7.

Table 8: Screening Analysis of Local Plan Policy

Draft 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 of the special qualities by the public; and, in so doing, foster the social and economic well-being of local communities. In achieving sustainable development, all proposals/development will demonstrate that:</p> <p>a) It is 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;</p> <p>b) Proposals to enhance the National Park are consistent with GP6;</p> <p>c) It they conserves and enhances the special qualities of Exmoor National Park;</p> <p>d) It they does not conflict with the vision and objectives of the Exmoor National Park Partnership Plan and this Local Plan; and</p> <p>e) It they contributes to the sustainable development of the area in line with the sustainable development management principles set out below.</p> <p>2. All new development, activities and land uses</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 conditions for biodiversity

Draft Policy	Potential Impact on Natura 2000 Sites	Natura 2000 sites Potentially Affected	Comment
<p>within Exmoor National Park will conserve and respond to opportunities to enhance the National Park. Opportunities must be taken to contribute to the sustainable development of the area including by demonstrating that development:</p> <p>a) is of a scale, and in terms of its scale, siting, use, layout, form, design, materials and intensity of activity respects, and has a favourable impact on, the character, local distinctiveness, appearance and historic and cultural features of the site and buildings, settlement, landscape and setting;</p> <p>b) supports the function, sustainability and resilience of individual settlements and their communities, by retaining and strengthening their services and facilities, protecting their safe, attractive public places and employment opportunities, providing for a size and type of housing which helps create a balanced community and addresses local affordable housing needs, and enables access to local services and facilities, jobs and technology;</p> <p>c) makes efficient use of land, buildings, services and infrastructure and is acceptable in terms of access and traffic levels and which, where appropriate, enables the use of sustainable transport;</p> <p>d) will conserve or enhance tranquillity including Exmoor's dark sky and the quiet enjoyment of the National Park;</p> <p>e) will not harm the amenities of visitors, local residents and occupiers of neighbouring properties;</p> <p>f) uses traditional materials and, where available, local materials, employs sustainable construction principles and sustainable building materials, and minimises energy use and waste including taking account of the embodied energy of materials and by appropriately re-using any materials from existing buildings or the site;</p> <p>g) conserves and enhances the historic environment;</p> <p>h) conserves and enhances the natural environment, networks of green infrastructure and conditions for biodiversity and geodiversity;</p> <p>i) maintains the quality of natural resources including water and air and conserves soils, is acceptable in terms of ground conditions and minimises avoids or minimises pollution;</p> <p>j) Considers the needs of future generations, sustainability and resilience to climate change and adapts to and mitigates the impacts of climate</p>			

Draft Policy	Potential Impact on Natura 2000 Sites	Natura 2000 sites Potentially Affected	Comment
<p>change, particularly in respect of carbon emissions, energy and water demand and flood risk; and</p> <p>k) supports the health and socio-economic wellbeing of local communities and encourages community participation.</p>			
<p>GP2: PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT</p> <p>1. When considering development proposals the National Park Authority will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF). It will work proactively with applicants to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area and is consistent with National Park purposes.</p> <p>2. Planning applications that accord with the policies in the development plan will be approved without unnecessary delay, unless material considerations indicate otherwise. Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the National Park Authority will grant permission unless material considerations indicate otherwise – taking into account whether:</p> <p>any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or</p> <p>a) specific policies in that Framework, and particularly those relating to National Parks, indicate that development should be restricted; or</p> <p>b) that granting planning permission would conflict with the National Park’s statutory purposes or duty.</p>	None likely	None	No significant effect likely. The policy concerns the application of the presumption in favour of sustainable development set out in NPPF against the National Park’s purposes and duties
<p><u>POLICY GP2 MAJOR DEVELOPMENT</u></p> <p>1. In securing National Park purposes, in responding to the National Park’s duty to foster the social and economic wellbeing of its communities and in accordance with government guidance, applications for major development will not take place be permitted within Exmoor National Park except in exceptional circumstances and only then following the most rigorous examination and where they applicants can demonstrate that they are in the public interest and raise issues of national significance. Where, exceptionally, it is accepted that a proposal for major development is of national significance and needs to be located in the National Park, then every effort to avoid adverse effects will</p>	None likely	None	No significant effect likely - The policy provides for effects on Natura 2000 sites, which includes effects occurring outside the designated site boundaries which nonetheless would ecologically support the integrity of the site.

Draft Policy	Potential Impact on Natura 2000 Sites	Natura 2000 sites Potentially Affected	Comment
<p>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 avoided or mitigated. mitigate potential localised harm and compensate for any residual harm to the area would be expected to be secured.</p> <p>2. Proposals for major development will need to demonstrate to the satisfaction of the National Park Authority:</p> <p>a) the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy and local communities;</p> <p>b) the extent to which they will provide a significant net benefit to the National Park and its local communities;</p> <p>c) the cost of, and scope for, developing elsewhere outside the National Park, or meeting the need for it in some other way;</p> <p>d) any detrimental effect on the environment, the landscape, the National Park's special qualities and recreational opportunities, and the extent to which that it could be moderated through applying the avoidance mitigation, compensation sequence of tests set out in point 1 of this Policy;</p> <p>e) that the cumulative impact of the development when viewed with other proposals and types of development is acceptable;</p> <p>f) that there are no significant effects on proposed or designated European sites for nature conservation both within the sites' boundaries and in areas that ecologically support the conservation objectives of the site; and</p> <p>g) the scope for adequate restoration of the land once the use has ceased.</p>			

Draft Policy	Potential Impact on Natura 2000 Sites	Natura 2000 sites Potentially Affected	Comment
<p>GP4 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. Development proposals should demonstrate that opportunities to utilise the following sites, have been explored before proposing to develop other greenfield sites:</p> <p>i. Brownfield sites with a low environmental value that are well related to existing buildings in the defined settlements</p> <p>ii. The re-use of existing buildings associated with an established building group across the National Park (CE-S5 and CE-S6)</p> <p>3. Development within the National Park is considered to be acceptable in principle and where it is otherwise in accordance with other specific policies in this plan it:</p> <p>a) Is essential for the operation of rural land-based enterprises</p> <p>b) Relates to recreation and tourism development that promotes the understanding and enjoyment of Exmoor</p> <p>c) Involves the conversion and change of use of existing buildings for business uses, visitor accommodation, residential institutions, and homes that address the housing needs of local communities</p> <p>d) Forms an extension to existing business premises</p>	None likely	None	No significant effect likely. The policy sets out principles for development location only and refers to the need to accord with other policy which would include that relating to nature conservation. In addition sub policy 5 specifically refers to adverse effects on wildlife generally

⁵ 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

Rural Communities

Countisbury; Heasley Mill; Luccombe; Oare / Malmsmead; Twitchen; Withycombe; Hawkridge; Kentisbury; Martinhoe; Selworthy; West Porlock

Porlock Weir

Draft Policy	Potential Impact on Natura 2000 Sites	Natura 2000 sites Potentially Affected	Comment
<p>e) Replaces an existing dwelling</p> <p>f) Is regarded as householder development including opportunities for home based businesses</p> <p>g) Relates to essential utilities infrastructure and renewable energy requirements</p> <p>h) Facilitates the small-scale extraction of building stone</p> <p>4. Within the open countryside, the focus of any new build development will be on improving the sustainability of rural land-based businesses.</p> <p>5. For the defined settlements⁵ 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 without adversely affecting the landscape, and local environment, wildlife and historic environment, through positively reflecting the surrounding landscape character, settlement form and building density and avoiding areas at risk of flooding. Where the capacity of a settlement to accommodate a particular development is in doubt then it should be demonstrated that alternative options have been considered to accommodate the level of development that may be permitted.</p> <p>a) Local Service Centres: Development should strengthen the role 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 an identified local need 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) Villages: 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 affordable housing, business premises, and community services and facilities.</p> <p>c) Rural Communities: Within the rural communities new build development will only be considered to be acceptable in relation to the provision of local need affordable housing that addresses the needs of the</p>			

Draft Policy	Potential Impact on Natura 2000 Sites	Natura 2000 sites Potentially Affected	Comment
<p>parish area within the National Park. New build housing schemes that require cross subsidy through 'principal housing' or 'specialist housing' will not be permitted. Opportunities to address locally identified needs for employment will be met through the reuse of existing buildings or the extension of existing business premises in accordance with Policy SE-S3.</p> <p>d) Porlock Weir: a community considered to be at risk of coastal change. Any proposals for new development will need to demonstrate that they are consistent with the principles in Policy CC-S2 Responding to Coastal Change for the replacement of development through relocation and measures for the management of buildings/facilities to be lost.</p>			
<p>GP5 SECURING PLANNING BENEFITS – PLANNING OBLIGATIONS</p> <p>In order for development to take place without harm to and to ensure that it conserves and enhances the National Park and its special qualities, within infrastructure capacity interests, or in accordance with policy, it may be required that development be accompanied by limitations or contributions that go beyond those that can be secured by planning conditions. These may be in the form of planning contributions or a community infrastructure levy if applied and considered appropriate. The need for a 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>GP6 ENHANCING THE NATIONAL PARK'S SPECIAL QUALITIES</p> <p>1. Opportunities for enhancing the special qualities and valued features of the National Park will be identified and responded to.</p> <p>2. Proposals to enhance the National Park will need to demonstrate a significant overall benefit to the natural beauty, wildlife and cultural heritage of the area and that they do not undermine the achievement of other Plan Policies.</p> <p>3. Where development is permitted, a design and, where appropriate, landscaping works will be sought that conserve and enhance the landscape, character, appearance, distinctiveness and setting of the area and locality and contribute to achieving biodiversity objectives.</p> <p>4. Opportunities will be taken to enhance the National Park by the treatment or removal of intrusive structures or features in a way which conserves the special qualities or valued features of the site and its surroundings.</p>	None likely	None	No significant effect likely. The policy is concerned with enhancement opportunity including for biodiversity

Draft Policy	Potential Impact on Natura 2000 Sites	Natura 2000 sites Potentially Affected	Comment
<p>5. Development in settlements necessary for the treatment, removal or relocation of non-conforming uses to an acceptable site, or which would enhance the special qualities of the National Park may be permitted. In such cases a site brief may be necessary to achieve the best mix of uses to secure the conservation and enhancement of the National Park and the most sustainable outcome for the community.</p> <p>6. Where proposals for the enhancement of the National Park in accordance with Clauses 1-6 of this policy are accepted, opportunities which arise for the enhancement of natural resources, land (including contaminated land) and access / transport will be encouraged.</p>			
<p>CE-S1 – LANDSCAPE CHARACTER</p> <p>1. The high quality, diverse and distinct landscapes and seascape of Exmoor National Park will be conserved and enhanced through using a character-based approach.</p> <p>2. Development proposals should be informed by, and complement the distinctive characteristics of the landscape character types and areas identified in the Exmoor National Park Landscape Character Assessment (LCA); taking into account the visual impact of the development in its immediate and wider setting. Proposals which are considered to be significant in terms of scale and/or impact should provide a professional landscape appraisal as part of the application submission.</p> <p>3. Where there is opportunity, proposals should seek to conserve, enhance, and restore important landscapes and landscape features as identified in the LCA, including minimising existing visual detractions.</p> <p>4. Where landscaping works are required, conditions will be attached to protect important landscape features and where appropriate to require replacement or additional features.</p> <p>5. Development proposals should also have regard to, and be appropriate in terms of impact with the conservation of significant landscape and seascape attributes including:</p> <ul style="list-style-type: none"> a) The natural beauty of areas of moor, heath, woodland, cliff and foreshore b) Exmoor's Heritage Coast c) The landscape setting and capacity of Exmoor's 	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

Draft Policy	Potential Impact on Natura 2000 Sites	Natura 2000 sites Potentially Affected	Comment
<p>settlements which contributes to local distinctiveness and sense of place;</p> <p>d) The 'dark night sky' experience which strongly influences landscape character and sense of tranquillity within the National Park (CE-D1);</p> <p>e) Historic field patterns of the characteristic farmed landscape and significant boundary features such as hedgerows and stone walls/banks;</p> <p>f) Important trees, tree groups and orchards;</p> <p>g) Rivers and their corridors.</p>			
<p>CE-D1 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 through seeking to reduce light spillage and eliminating all unnecessary forms of artificial outdoor lighting in the National Park by ensuring:</p> <p>a) The Dark Sky Core Area (as defined on the Proposals Map) is protected from permanent illumination.</p> <p>b) Strict controls on external lighting within the Dark Sky Critical Buffer Zone (as defined on the Proposals Map) and open countryside/areas of rural darkness including light spill from within non-residential buildings.</p> <p>c) Good lighting management and design throughout the National Park to reduce all forms of external light spillage, and avoiding adverse impacts on:</p> <ul style="list-style-type: none"> i) the visual character of the landscape, seascape, cultural heritage and the built environment, ii) wildlife and habitats, and iii) local visual amenity and safety. <p>2. Development proposals that involve lighting will only be permitted where it can be demonstrated that they are required for safety, security or community reasons and where the details minimise light spillage; having regard to the Lighting Management Plan guidance.</p>	None likely	None	No significant effect likely – the policy is likely to protect sensitive species and habitats from introduced artificial lighting

Draft Policy	Potential Impact on Natura 2000 Sites	Natura 2000 sites Potentially Affected	Comment
<p>CE-S2 BIODIVERSITY</p> <p>1. The conservation and enhancement of wildlife, habitats and sites of geological interest will be given great weight. The enhancement of biodiversity or geological interest as part of development proposals will be encouraged, including the incorporation of biodiversity in and around developments.</p> <p>2. Habitat management, restoration, or creation and linkages between habitats will be supported, particularly those habitats or species that Exmoor is internationally or nationally important for or that are locally important as identified in the Exmoor Biodiversity Action Plan.</p> <p>3. Proposals that enable habitats and species to adapt to climate change or that mitigate against climate change, including through carbon storage, will also be encouraged providing they do not adversely affect the integrity or special interest of the site.</p> <p>4. Development affecting wildlife, habitats or sites of geological interest will be judged according to their level of importance, the legal protection afforded to them, and the hierarchy of international, national and locally designated sites, in accordance with the following principles:</p> <p>a) Development in, or likely to have an adverse effect, either directly or indirectly, on the integrity conservation objectives of internationally designated sites either directly or indirectly, including on features outside the designated site which support the ecological functioning of cited habitats and species, or on the integrity of special interest of nationally designated sites will not be permitted.</p> <p>b) Development likely to cause harm to legally protected or important species including those identified through the UK and Exmoor Biodiversity Action Plans, or lead to the loss of or damage to their habitats, will not be permitted unless this can be mitigated or then offset so that local populations are at least maintained arrangements to avoid harm to the species can be made.</p> <p>c) Development likely to adversely affect local sites designated for their wildlife or geological interest and other features of the landscape including those identified as priorities in the Exmoor BAP or Habitats Regulations will not be permitted, unless it can be demonstrated that the need for, and benefits of the development clearly outweigh the loss of biodiversity and this can be mitigated against and compensated</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 4a)

Draft Policy	Potential Impact on Natura 2000 Sites	Natura 2000 sites Potentially Affected	Comment
<p>for elsewhere.</p> <p>d) Where, in exceptional circumstances, planning permission is granted for development likely to affect the nature conservation value of habitats or species or the geological interest of sites, then measures will be required to first avoid such impacts, and if they cannot be avoided, then to mitigate damage and provide appropriate compensatory measures.</p>			
<p>CE-S3 GREEN INFRASTRUCTURE</p> <p>1. The National Park Authority will encourage the conservation, enhancement and creation of multifunctional green infrastructure networks at a variety of spatial scales including cross-boundary linkages that help to support ecosystem services, through working with neighbouring authorities, local communities, land owners and other partners.</p> <p>2. Green infrastructure proposals should:</p> <p>a) protect and enhance existing natural and historic environments (CE-S2, CE-S4)</p> <p>b) strengthen connectivity between habitats (CE-S2)</p> <p>c) be locally distinctive through reflecting and enhancing landscape character (CES1)</p> <p>d) maximise opportunities to mitigate and adapt to climate change (CC-S1)</p> <p>e) improve quality of life through provision of benefits for health and well-being, including opportunities to access open space and the quiet enjoyment of the National Park (HC-S7, RT-S1, RT-D12)</p> <p>3. Green infrastructure provision is require as an integral part of all new development (CE-D2 Green Infrastructure Provision).</p>	None likely	None	No significant effect – the policy provides for the green infrastructure within development
<p>CE-D2 GREEN INFRASTRUCTURE PROVISION</p> <p>1. All development proposals should include measures that will enhance green infrastructure provision in the National Park commensurate with the scale of the proposal and intensity of activity expected.</p> <p>2. Proposals will be favourably considered where a range of green infrastructure benefits can be achieved, provided that other requirements of the plan are met.</p>	None likely	None	No significant effect – the policy provides for the green infrastructure within development

Draft Policy	Potential Impact on Natura 2000 Sites	Natura 2000 sites Potentially Affected	Comment
<p>CE-S4 CULTURAL HERITAGE AND HISTORIC ENVIRONMENT</p> <p>1. Exmoor National Park’s local distinctiveness, cultural heritage, historic environment and heritage assets, (valued for their archaeological, architectural, artistic or historic interest), will be conserved and enhanced in a manner appropriate to their significance including:</p> <p>a) Designated Conservation Areas, Scheduled Monuments, Listed Buildings (Grade I, II* and II), and registered Historic Parks and Gardens</p> <p>b) Non-designated heritage assets with archaeological or historic interest that are of equivalent significance to Scheduled Monuments identified on the Exmoor National Park Historic Environment Record</p> <p>c) Locally important historic sites and features identified on the Exmoor National Park Historic Environment Record</p> <p>d) The historic or architectural character of settlements</p> <p>e) Historic landscapes including Principal Archaeological Landscapes</p>	None likely	None	No significant effect likely – the policy is concerned with the conservation of the historic environment
<p>CE-D3 CONSERVING HERITAGE ASSETS</p> <p>1. Development proposals will not be permitted where they lead to harm to, or loss of heritage assets (defined in CE-S4), their setting, or any structures or features of importance to their character. Development proposals affecting heritage assets will only be allowed where it can be demonstrated that they conserve and enhance the heritage asset including:</p> <p>a) its character, special interest, integrity, appearance, and quality;</p> <p>b) ensuring they do not adversely affect the settings of heritage assets and traditional or distinctive features;</p> <p>c) the use of building materials that are traditional to the area;</p> <p>d) promoting the understanding and enjoyment of the heritage asset or better revealing their significance, where appropriate;</p> <p>e) adapting to climate change where required to safeguard the heritage asset, and where their special interest will be conserved;</p>	None likely	None	No significant effect likely – the policy is concerned with the conservation of the historic environment

Draft Policy	Potential Impact on Natura 2000 Sites	Natura 2000 sites Potentially Affected	Comment
<p>f) measures to mitigate climate change only where they would not harm the special interest or appearance of the heritage asset;</p> <p>g) enabling heritage assets that are redundant or at risk to be brought back into a viable use in ways that are consistent with their conservation; and</p> <p>h) making a positive contribution to local character and distinctiveness.</p> <p>2. Proposals likely to affect heritage assets with archaeological interest or potential interest including historic buildings should be supported by an appropriate desk-based assessment. In appropriate cases, developers will be required to arrange for archaeological field evaluations before applications are determined. Assessments and field evaluations should be in accordance with the Conduct of Archaeological Work and Historic Building Recording within Exmoor National Park.</p> <p>3. In exceptional circumstances, where development is permitted which has the potential to affect heritage assets of local interest, development will only be allowed where the need for it outweighs the asset's intrinsic importance. The archaeological interest will be preserved in situ, but where this is not justifiable or feasible, provision must be made for appropriate preservation by record.</p>			
<p>CE-S5 PRINCIPLES FOR THE CONVERSION OR STRUCTURAL ALTERATION OF TRADITIONAL BUILDINGS.</p> <p>1. The conversion or structural alteration of traditional buildings will be permitted where the proposal:</p> <p>a) clearly demonstrates that the building is capable of conversion without substantial reconstruction;</p> <p>b) is suitable for the existing building in terms of the intended use and the intensity of that use, in relation to its capacity, structure and character without substantial alteration;</p> <p>c) accords with the relevant policies in this plan in terms of the intended use;</p> <p>d) ensures the historic fabric, and architectural interest of the building and its setting including the retention of existing traditional and historic features are conserved and enhanced (where the building is identified as a heritage asset on the Exmoor National Park Historic Environment Record proposals should be consistent with policies CE-S4 and CE-D3); and</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 1c states that conversions or alterations must accord with the relevant policies in the plan which would include CE-S2 which is mentioned in the accompanying text to the policy</p>

Draft Policy	Potential Impact on Natura 2000 Sites	Natura 2000 sites Potentially Affected	Comment
<p>e) reflects the character and significance of the building and conserves its traditional appearance through sensitive design and the use of traditional materials, detailing and construction principles.</p> <p>2. Conditions will be attached to remove permitted development rights granted by the General Permitted Development Order 1995 to ensure the character and appearance of traditional buildings are conserved.</p> <p>3. New extensions to traditional buildings will only be permitted where they accord with the relevant policy in terms of the intended use and CE-S7 Design & Sustainable Construction principles.</p> <p>4. The conversion of isolated traditional buildings that are not part of a building group, such as a farmstead or hamlet will only be permitted where it accords with the tests in this policy and the provisions set out in Policy RT-D6 for change of use to camping barns.</p>			
<p>CE-S6 PRINCIPLES FOR THE CONVERSION AND STRUCTURAL ALTERATION OF NONTRADITIONAL BUILDINGS</p> <p>1. The conversion or structural alteration of non-traditional buildings will be permitted in accordance with relevant policies in the Plan if traditional buildings are considered by the National Park Authority to be incompatible with the intended purpose or no such buildings are present.</p> <p>2. Proposals should demonstrate that:</p> <p>a) the building is of permanent and substantial construction and capable of conversion without significant reconstruction and alteration;</p> <p>b) the building is suitable for the proposed use including the proposed intensity of use in terms of its capacity, and structure;</p> <p>c) landscape character (CE-S1), wildlife interests (CE-S2), and cultural heritage (CES4) are conserved or enhanced through measures to provide environmental and visual enhancement; and</p> <p>d) the building incorporates design and sustainable construction principles consistent with policy CE-S7.</p> <p>3. New extensions should accord with the relevant policy requirements in terms of the intended use and CE-S7 Design & Sustainable Construction Principles.</p>	None likely	None	No significant effect likely – the policy refers to Policy CE-S2 and barbastelle and Bechstein’s bats, features of the Exmoor and Quantocks Oak Woodlands SAC are principally tree roosting species and although barbastelle can use barns and unheated buildings to roost

Draft Policy	Potential Impact on Natura 2000 Sites	Natura 2000 sites Potentially Affected	Comment
<p>CE-S7 DESIGN AND SUSTAINABLE CONSTRUCTION PRINCIPLES</p> <p>1. Development proposals should deliver high quality sustainable designs that enhance the local identity and distinctiveness of Exmoor’s built environment and landscape character and in doing so applicants will be expected to demonstrate the following design principles:</p> <p>a) All development should positively contribute to its setting in terms of massing, scale, height, orientation, density and layout.</p> <p>b) The materials and design elements of a building must be sympathetic to and reflect the identity of the local vernacular context.</p> <p>c) Design should reinforce landscape character and the positive arrangement of elements within the landscape in the design of new development including: planting and landscaping schemes, boundary treatments and surfacing. Existing elements such as trees, hedges and stone walls should be retained particularly where they are important features in the streetscape and/or characteristic of the local area.</p> <p>d) Development should incorporate measures which maintain, promote or restore biodiversity.</p> <p>e) Design should have regard to health and well being and ensure that sufficient public and/or private space is provided or available, and footpaths and cycleways are incorporated where appropriate.</p> <p>f) The layout and design of new streets and associated infrastructure should respond to local character and the scale, and proportions of the historic street pattern.</p> <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>h) The design and layout of new development should have regard to improving safety and reducing opportunities for crime. Residential developments of five or more dwellings should have regard to Secured by Design principles, where this complies with policy CE-D1 Protecting Exmoor’s Dark Night Sky.</p> <p>i) Development should reinforce inclusive design and accessibility.</p>	None likely	None	No significant effect likely – the policy is concerned with design and sustainable construction principle which also provides for biodiversity under sub policy1d, which would include bat roosts generally.

Draft Policy	Potential Impact on Natura 2000 Sites	Natura 2000 sites Potentially Affected	Comment
<p>j) Where possible, waste and resource use should be minimised through the reuse of materials and buildings, water efficiency, management of site waste, and provision of adequate storage and recycling facilities.</p> <p>k) All residential and non-residential developments should demonstrate the integration of passive design and sustainable construction methods to improve or generate energy efficiencies, reduce carbon emissions and future proof development against climate change impacts, including flood risk by incorporating measures such as sustainable drainage systems.</p> <p>l) New additions or extensions to existing buildings should accord with the relevant policy considerations in terms of the existing or proposed use of the building, and ensure that:</p> <p>i) it will complement the form, character and setting of the original building;</p> <p>ii) the extension is appropriate in terms of scale and massing;</p> <p>iii) the roofline of any extension should respect the form and symmetry of the original building; and</p> <p>iv) extensions to traditional buildings should reflect the historic significance, character and appearance of the original building through the sensitive design and use of traditional materials, detailing and construction principles; and ensure the architectural interest, historic fabric and features, and setting of the building are conserved and enhanced</p>			
<p>CE-D4 ADVERTISEMENTS, SHOPFRONTS AND PRIVATE ROAD SIGNS</p> <p>1. Traditional shop fronts will be retained and restoration will be encouraged where appropriate. Advertisements, restoration of <i>traditional</i> shop fronts or the provision of new, the replacement or alteration to <i>non-traditional</i> shop fronts, and private road signs will be permitted where it can be demonstrated that:</p> <p>a) there will be no adverse individual or cumulative impact on the character and distinctiveness on both the locality and the National Park as a whole with regard to both visual amenity and tranquillity;</p> <p>b) the size, scale, colour and siting are appropriate and the materials and design are of a high standard which conserve or enhance the character and appearance of the host building or site, the wider streetscape and landscape;</p> <p>c) opportunities are taken to enhance existing</p>	None likely	None	No significant effect likely – the policy is concerned with advertising, shop fronts and signs only

Draft Policy	Potential Impact on Natura 2000 Sites	Natura 2000 sites Potentially Affected	Comment
<p>buildings or the landscape through the redesign or removal of existing advertisements or fascia as appropriate; and</p> <p>d) there will be no detrimental impact on public safety.</p>			
<p>CE-S8 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 they will contribute to meeting National Park purposes and where:</p> <p>a) there is a demonstrable need within the National Park and any minerals won will be for the sole use of the locality within the National Park;</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 and design 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, health or amenity of the National Park;</p> <p>e) there are no suitable sources of previously used 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 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;</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</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.

Draft Policy	Potential Impact on Natura 2000 Sites	Natura 2000 sites Potentially Affected	Comment
<p>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>i) any waste materials from extraction will be re-used or recycled. The details of which must be included with the planning application; and</p> <p>j) a scheme for restoration and after-use of the site carried out to high environmental standards, through the application of appropriate conditions where necessary, based upon conservation and enhancement of geodiversity and biodiversity, the historic environment and quiet enjoyment, will form an integral part of the proposal and will be sought at the earliest opportunity.</p> <p>2. Conditions may be applied to limit the annual extraction rate.</p> <p>3. Development which would compromise the future extraction of important building stone at existing or former quarries will not be permitted.</p> <p>4. Planning permission will be granted, subject to this policy and other policies within this Plan, for non-mineral development within Minerals Safeguarding Areas where:</p> <p>a) the mineral can be extracted satisfactorily prior to the development taking place; or</p> <p>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</p> <p>c) there is an overriding need for the development.</p>			
<p>CE-S9 MAJOR MINERAL EXTRACTION</p> <p>1. In accordance with national policy, proposals for large scale mineral extraction will not be permitted in the National Park unless in exceptional circumstances. Such proposals will be considered against the major development tests set out in policy GP3: Major Development, and should be demonstrated to be in the public interest before being allowed to proceed.</p> <p>2. Where planning permission is granted for major mineral development, the development and all restoration should be carried out to high environmental standards, be in character with the local landscape and its natural features, and be subject to the following criteria:</p>	None likely	None	No significant effect likely – proposals are considered against Policy GP3 Major Development which provides for effects on Natura 2000 sites, which includes effect outside the designated site which nonetheless ecologically supports the integrity of the site.

Draft Policy	Potential Impact on Natura 2000 Sites	Natura 2000 sites Potentially Affected	Comment
<p>a) recognise that some noisy short-term activities, which may otherwise be regarded as unacceptable, are unavoidable to facilitate minerals extraction. But ensure that any unavoidable noise, dust and particle emissions and any blasting vibrations are controlled, mitigated or removed at source, and establish appropriate noise limits for extraction in proximity to noise sensitive properties;</p> <p>b) any waste materials from extraction will be re-used or recycled. The details of which must be included with the planning application; and</p> <p>c) a scheme for restoration and after-use of the site carried out to high environmental standards, through the application of appropriate conditions where necessary, based upon conservation and enhancement of geodiversity and biodiversity, the historic environment and quiet enjoyment. This will form an integral part of the proposal and will be sought at the earliest opportunity.</p> <p>These matters will be subject to a planning obligation.</p>			
<p>CE-D5 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, traffic generation 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; and</p> <p>e) hours of working.</p>	None likely	None	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 affects should permission be sought. The quarry is outside the EZI for the Exmoor and Quantocks Oak Woodlands SAC.
<p>CC-S1 CLIMATE CHANGE MITIGATION AND ADAPTATION</p> <p>1. Climate change mitigation measures will be</p>	None likely	None	No significant effect likely – Although small scale renewable energy development has potential

Draft Policy	Potential Impact on Natura 2000 Sites	Natura 2000 sites Potentially Affected	Comment
<p>supported by:</p> <p>a) Promoting the energy hierarchy through first reducing the need for energy then using energy efficiently, and using low carbon and renewable energy including through sustainable design and construction (GP1 and CC-S7).</p> <p>b) Small scale renewable energy technologies where these are of a scale and design appropriate to the locality, do not adversely affect wildlife and contribute towards meeting domestic, community or business energy needs within the National Park (CC-S3).</p> <p>c) Reducing the demand for water including through water conservation measures, reducing leakage, and supplying water efficiently (GP1, CE-S7, CC-D3).</p> <p>d) Reducing the need to travel and encouraging sustainable transport modes (GP4, SE-S1, AC-S1).</p> <p>e) Measures that support carbon sequestration and storage.</p> <p>2. Proposals to adapt to the consequences of climate change will be supported by:</p> <p>a) Avoiding development in areas at risk of flooding, and improving the resilience of essential services and infrastructure to cope with changes in climate (CC-D1).</p> <p>b) Promoting land management which reduces the risk of flooding (CC-D1).</p> <p>c) Adapting to coastal change (CC-S2).</p> <p>d) Enabling wildlife and habitats to adapt to climate change including through enhancement of green infrastructure networks (CE-S3) and seeking opportunities to strengthen landscape character (CE-S1, CE-S2).</p> <p>e) Adaptations to heritage assets that safeguard the asset but do not cause damaging alterations (CE-D3).</p> <p>3. Measures to mitigate the causes of climate change and adapt to the consequences of climate change must be compatible with conserving the natural beauty, wildlife and cultural heritage of the National Park, and promoting enjoyment and understanding of its special qualities.</p>			<p>effects on wildlife, such a hydro electric schemes on otters and micro turbines on bats the development will only be supported where it does not adversely affect wildlife (sub policies 1b and 3). The policy also refers to Policy CE-S2 (sub policy 2d).</p>
<p>CC-D1 FLOOD RISK</p> <p>1. Development proposals will be permitted where they:</p>	None likely	None	No significant effect likely – the policy is concerned with flood risk to development and principally would work to

Draft Policy	Potential Impact on Natura 2000 Sites	Natura 2000 sites Potentially Affected	Comment
<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) Allow for relocation of communities, infrastructure or facilities at risk of flooding in accordance with policies CC-D2 and CC-S2.</p> <p>d) Help to reduce the overall level of flood risk in and around the area through land management and working with natural processes, conserving the natural environment and cultural heritage.</p> <p>e) Do not reduce the potential of land used for current or future flood management.</p> <p>f) Are compatible with the appropriate Catchment Flood Management Plan or Shoreline Management Plan.</p> <p>g) 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>avoid impacts from such and recognises working with natural processes, conserving the natural environment (sub policy d).</p>
<p>CC-D2 COASTAL DEVELOPMENT</p> <p>1. Proposals should avoid areas at risk from coastal change and be compatible with the latest Shoreline Management Plan and available coastal vulnerability data. Development will be permitted at the coast only where it has been demonstrated that it:</p> <p>a) is located in a local service centre or village 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>	None likely	None	<p>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>

Draft Policy	Potential Impact on Natura 2000 Sites	Natura 2000 sites Potentially Affected	Comment
<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>			
<p>CC-S2 RESPONDING TO COASTAL CHANGE</p> <p>1. Where the adaptation of development or its replacement through relocation is proposed in response to coastal change, it must be demonstrated that the existing development is in an area likely to be significantly affected by physical changes at the coast, such development includes infrastructure at the coast (CC-S1 Climate Change Mitigation & Adaptation, AC-S1 Sustainable Transport). Proposals for adaptation of existing development should be consistent with other policies in this Plan. The replacement of development 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-S7);</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 GP6. In the case of dwellings, they accord with the maximum floor space provision in HC-D15;</p> <p>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</p> <p>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>2. Porlock Weir A strategy for Porlock Weir and surrounding area will be produced in line with the principles of CC-S2 Responding to Coastal Change and any proposals for adaptation and relocation at Porlock Weir will be</p>	None likely	None	No significant effect likely – the policy is concerned with the responding to coastal change and requires no unacceptable impact on biodiversity and is consistent with other policies in the Plan which would include Policy CE-S2

Draft Policy	Potential Impact on Natura 2000 Sites	Natura 2000 sites Potentially Affected	Comment
required to be achieved in accordance with this strategy.			
<p>CC-D3 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.</p> <p>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-S3 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 or cultural heritage of the 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</p>	None likely	None	<p>No significant effect likely – Renewable energy development has potential effects on wildlife, such as hydro electric schemes on otters and wind turbines on bats.</p> <p>Only one barbastelle and one Bechstein’s bat have been recorded as casualties from wind turbine development across Europe over a ten year period.⁶</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 populations (sub policy 3).</p>

⁶ 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

Draft Policy	Potential Impact on Natura 2000 Sites	Natura 2000 sites Potentially Affected	Comment
<p>relation to landscape and visual impact, tranquillity, access and recreation, air and water quality, noise, dust, odour and traffic generation; and 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>			
<p>CC-D4 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 adverse impact on wildlife or cultural heritage;</p> <p>d) there is no adverse impact on tranquillity or amenity including the effects of shadow flicker and noise on nearby properties or access routes;</p> <p>e) the location does not conflict with the use of the area for recreation and access, and public safety is not compromised; and</p> <p>f) 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	<p>No significant effect likely – Small wind turbine development has potential effects on bats principally from displacement, although some casualties have occurred, 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.⁷ Research carried out by the University of Exeter indicates that no or few casualties are occurring at turbines below 20 metres (pers. comm. Dr. Fiona Matthews, University of Exeter, 12/2012). The policy states that the development will only be supported where there are no adverse impacts on wildlife (sub policy 1c).</p>
<p>CC-D5 FREESTANDING SOLAR ARRAYS</p> <p>1. Small scale freestanding solar arrays to serve the needs of individual properties, groups of properties,</p>	None likely	None	<p>No significant effect likely – the policy includes provision for siting to avoid wildlife impacts and land of high</p>

⁷ 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

Draft Policy	Potential Impact on Natura 2000 Sites	Natura 2000 sites Potentially Affected	Comment
<p>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>			<p>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 out side the designated site.</p>
<p>CC-S4 WASTE MANAGEMENT</p> <p>1. The National Park Authority will work with the Waste Collection and Disposal Authorities, and devolved authorities such as the Somerset Waste Partnership 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, composting and anaerobic digesters dealing with a mixed waste stream will only be permitted to meet the identified needs of and serve individual local communities, and where do not include importation of waste from outside that community. Community waste facilities should be well related to settlements, as in accordance with GP4, 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> <p>Proposals for anaerobic digesters should also accord with policy CC-S3: Low Carbon and Renewable Energy Development. Farm facilities should be suitably located on the farm to avoid impacts on the natural and cultural environment and traffic</p>	None likely	None	<p>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 4). The latter would also be subject to the Environment Agency’s regulatory processes which would consider effects on Natura 2000 sites.</p>

Draft Policy	Potential Impact on Natura 2000 Sites	Natura 2000 sites Potentially Affected	Comment
<p>generation.</p> <p>4. 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>5. 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>6. 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 geodiversity and biodiversity, the historic environment and quiet enjoyment of the National Park.</p> <p>7. The design of new development should incorporate adequate storage for recycling waste (CE-S7). Development comprising of domestic properties must seek guidance from the Somerset Waste Partnership and their access requirement.</p> <p>8. Proposals relating to waste water and sewage facilities for storage and disposal should be consistent with Policies GP1 and CC-D6 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. Ongoing dialogue with water utility companies will help to achieve this.</p>			
<p>CC-D6 SEWERAGE CAPACITY & 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</p>	None likely	None	No significant effect likely – the policy is concerned with sewage capacity and disposal only.

Draft Policy	Potential Impact on Natura 2000 Sites	Natura 2000 sites Potentially Affected	Comment
<p>climate change resilience measures), to avoid impacts on surrounding areas including noise, air, soil and water pollution, odour (CC-S5), 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 commencement of development 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>			
<p>CC-S5 POLLUTION</p> <p>1. Through working in partnership with appropriate authorities, organisations, local communities and applicants, proposals should first seek to avoid pollution where possible including through using preventative measures including in groundwater Source Protection Zones. Where pollution cannot be avoided development proposals will be expected to demonstrate that 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-</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 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.

Draft Policy	Potential Impact on Natura 2000 Sites	Natura 2000 sites Potentially Affected	Comment
<p>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>2. Proposals which seek to reduce pollution and include measures to improve the quality of the surrounding environment and resources will be more favourably considered.</p>			
<p>HC-S1: HOUSING</p> <p>1. The purpose of housing development will be to address the housing needs of local communities. Provision will not be made for housing solely to meet open market demand. Housing land will not be allocated in the development plan. The principal community identified need is for affordable housing with local occupancy ties to be occupied by a person(s) with a proven housing need in accordance with the local occupancy definition in Policy HC-S3.</p> <p>2. Exceptionally, new housing will be acceptable where it addresses an identified local housing need for:</p> <p>a) affordable homes that remain affordable and which will be occupied by local persons in proven housing need in accordance with the local occupancy definition in policy HC-S3 in perpetuity;</p> <p>b) a proven essential need for rural workers in agriculture, forestry or other rural land based enterprises in accordance with HC-D4 or HC-D5 and HC-D6 or to enable succession farming on established farm businesses which the Authority is satisfied will contribute to meeting National Park purposes in accordance with HCD7; or</p> <p>c) specialist housing for older people and other vulnerable members of the community, where adequate care or assistance cannot be provided within the existing housing stock in accordance with Policy HC-D3 and only where it will be, or will contribute to the delivery of, local need affordable housing and it will be occupied by local persons in perpetuity in accordance with Policy HC-S3, or</p> <p>d) an “extended family dwelling” in accordance with HC-D8 which will be occupied by local persons in perpetuity in accordance with policy HC-S3</p> <p>3. It is required to achieve conservation or enhancement of listed or locally listed</p>	None likely	None	No significant effect likely – the policy is concerned with criteria for housing need with in 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.

Draft Policy	Potential Impact on Natura 2000 Sites	Natura 2000 sites Potentially Affected	Comment
<p>buildings or in accordance with Policies HC-S2 and GP6</p> <p>4. 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</p> <p>b) offering a good standard of accommodation by being constructed to provide a minimum internal floor space consistent with the standards in the Exmoor Housing SPD; and</p> <p>c) ensuring that new residential development meets the Lifetime Homes standard.</p>			
<p>HC-S2 HOUSING CONSERVATION AND ENHANCEMENT</p> <p>1. Exceptionally, new housing will be permitted in accordance with Policies HC-S1 and GP6 where it is required in order to achieve the conservation and enhancement of a listed or locally listed building of significant historic or architectural interest and where it can be demonstrated that there are no alternative solutions to achieve the conservation of the building and it accords with Policy CE-S5.</p> <p>2. Any scheme proposed under Policy HC-S1 clause 3 that is able to accommodate more than one dwelling unit, must also address an identified local need and be affordable with occupation restricted to local people in perpetuity, unless it can be demonstrated that:</p> <p>a) it is not financially viable, although the intention will still be to maximise the proportion of affordable homes within viability constraints; or</p> <p>b) it would provide more affordable homes than are needed in the parish and the adjoining parishes, now and in the near future.</p> <p>2. Proposals under Clause 2 a) above should accord with the principles set out in Clause 3 of Policy HC-D1.</p> <p>3. In the case of 2(b), subject to viability considerations, the affordable housing provision that the scheme could have accommodated will be provided through a linked scheme of affordable</p>	None likely	None	No significant effect likely – the policy is concerned with housing conservation and enhancement only

Draft Policy	Potential Impact on Natura 2000 Sites	Natura 2000 sites Potentially Affected	Comment
<p>housing needed elsewhere in the National Park. Where this cannot be achieved, a financial contribution will be required towards affordable housing needed elsewhere in the National Park in accordance with Policy HC-S4.</p> <p>4. Alongside required conservation and enhancement gains, 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 proportion of local need affordable homes consistent with criteria 2a) and 2b) of this policy.</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 unit, its capacity will be re-calculated.</p>			
<p>HC-S3 LOCAL OCCUPANCY CRITERIA</p> <p>1. New housing will be in accordance with Policy HC-S1 and in the case of 2 a) will be occupied in accordance with the following local occupancy definition by a person(s) (and his or her dependants) with a proven housing need who meets one or more of the following:</p> <p>a) a minimum period of 10 years permanent and continuous residence in the parish or an adjoining parish who cannot afford (to rent or buy) accommodation in the locality and is forming a household for the first time or is currently homeless or living in otherwise unsatisfactory accommodation;</p> <p>b) 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 who cannot afford (to rent or buy) accommodation in the locality and is forming a household for the first time 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 and continuous residence of 10 years or more within the last 20 years and who cannot afford (to rent or buy)</p>	None likely	None	No significant effect likely – the policy is concerned with occupancy criteria only

Draft Policy	Potential Impact on Natura 2000 Sites	Natura 2000 sites Potentially Affected	Comment
<p>accommodation in the locality and has a proven need;</p> <p>d) 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, and who cannot afford (to rent or buy) accommodation in the locality; 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 and who cannot afford (to rent or buy) accommodation in the locality.</p> <p>2. In the case of proposals for new build housing in Rural Communities, the local occupancy definition will be as clauses 1 a), c), d), or e) above only and save that it will pertain to that parish only and will not include the adjoining parish(es).</p> <p>3. In assessing the community's need for a proposed development the extent and nature of that need will be judged by reference to an up to date local housing needs survey prepared by, or in consultation with, the district council (as local housing authority) and parish council(s).</p> <p>4. In the case of proposals by an individual for a single local need dwelling the definition of local will include clauses 1 (c) and 1 (e) above only where the proposal is for the change of use of an existing building. The need for a single local need dwelling will be judged by reference to:</p> <p>a) Evidence of the circumstances of the intended occupier in terms of:</p> <p>i. their compliance with clauses (a) to (e) above,</p> <p>ii. that they have searched for suitable accommodation in the locality; and</p> <p>iii. the extent to which it forms part of a wider community need including any up to date local housing need survey as above and the likelihood of the type, size and location of the property meeting an ongoing community need for housing in the event that the individual subsequently moves out of the property.</p> <p>5. In the case of dwelling(s) owned or controlled by a Registered Provider (including Housing Associations) the definition of local need shall initially be based on criteria 1 (a) to 1 (e) above. The planning obligation will allow where no-local persons meeting criteria 1 (a) to (e) above or, where properties become vacant and there no-local persons meeting criteria 1 (a) to (e) above, other local persons with a minimum period of 5 years permanent and continuous residence in</p>			

Draft Policy	Potential Impact on Natura 2000 Sites	Natura 2000 sites Potentially Affected	Comment
<p>the parish or an adjoining parish or with strong local ties to the relevant district council area of the National Park, the National Park as a whole and the remaining district council area outside the National Park, to occupy the dwellings.</p> <p>6. For privately owned dwellings the definition of local need shall initially be based on criteria 1 (a) to (e) above. The occupancy cascade will not go wider than the National Park area unless for subsequent occupants or occupants of dwellings achieved through the change of use of existing buildings to local need dwellings qualifying under clauses 1 (c) and 1 (e) as above. The planning obligation will allow, where properties become vacant, other local persons with a minimum period of 5 years permanent and continuous residence in the parish or an adjoining parish or with strong local ties to the relevant district council area of the National Park, or the National Park as a whole to occupy the dwellings.</p> <p>7. Specialist Housing for Older People or other vulnerable members of the community will be in accordance with Policies HC-S1, HC-S2, HC-D3 and HC-D1 or HC-D2 and will be occupied in accordance with the following local occupancy definition by a person (and his or her dependents) who is living in unsatisfactory accommodation and who has:</p> <p>a) a minimum period of 10 years permanent and continuous residence in the parish or an adjoining parish; or</p> <p>b) a minimum period of a total of 10 years permanent residence within parishes within the National Park;</p> <p>8. Extended family dwellings, permitted in accordance with Policy HC-S1 and HC-D8 will be occupied by a person(s) (and his or her dependants) 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>			
HC-S4 FINANCIAL CONTRIBUTIONS FOR AFFORDABLE HOUSING	None likely	None	No significant effect likely – the policy is concerned with

Draft Policy	Potential Impact on Natura 2000 Sites	Natura 2000 sites Potentially Affected	Comment
<p>Where the NPA is satisfied that a financial contribution is required in accordance with Policy HC-S2 and 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 in accordance with the Exmoor Housing SPD.</p>			financial contributions only
<p>HC-S5 PRINCIPAL RESIDENCE HOUSING</p> <p>Open market housing will not be permitted. Any market housing required to enable the delivery of affordable housing to meet local needs in accordance with HC-S2, HC-D1, Conversions to Housing in Settlements, HC-D2 New Build Housing in Settlements, RT-D3 Safeguarding Serviced Accommodation) or created through subdivision of existing dwellings (HC-D12) will be 'principal residence' housing.</p>	None likely	None	No significant effect likely – the policy is concerned with definition of principle residence only
<p>POLICY HC-D1 CONVERSIONS TO DWELLINGS IN SETTLEMENTS</p> <p>1. Within the identified Local Service Centres, Villages and Rural Communities, the change of use of a non-residential building(s) to a dwelling(s), together with any consequent building alterations, will be permitted where:</p> <p>a) the building is well related to existing buildings, and conserves or enhances the character of the settlement;</p> <p>b) the proposal meets the requirements of Policy CE-S5</p> <p>c) 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; and</p> <p>d) the intended occupants meet the requirements of the local need occupancy criteria in Policy HC-S3 clauses 1-6;</p> <p>e) the dwelling(s) will be affordable by size and type to local people and will remain so in perpetuity. For privately / owner occupied properties the net floorspace will be less than 90 square metres;</p> <p>f) A planning obligation is secured to ensure that occupancy of the dwelling(s) is confined to persons in local housing need in perpetuity.</p> <p>g) Proposals for 'extended family dwellings, accord with criteria 1 (a) (b) (c) (e) and (f) above and Policy</p>	None likely	None	No significant effect likely – the policy concerns conversion of buildings to dwellings within settlements only

Draft Policy	Potential Impact on Natura 2000 Sites	Natura 2000 sites Potentially Affected	Comment
<p>HC-D8, are within the curtilage of an existing dwelling, and will be occupied by a person(s) in accordance with clause 8 of Policy HC-S3.</p> <p>2. The proposal must address an identified local need and be affordable with occupation restricted to local people in perpetuity in accordance with clauses 1 (c) and (d) above unless, within the Local Service Centres and the Villages identified in Policy GP4 only, for buildings that are able to accommodate more than one dwelling unit, it can be clearly and robustly demonstrated to the satisfaction of the NPA that:</p> <p>a) it is not financially viable, although the intention will still be to maximise the proportion of affordable homes within viability constraints; or</p> <p>b) it would provide more affordable homes than are needed in the parish and the adjacent parishes, now and in the near future.</p> <p>3. For proposals under Clause 2 above an element of principal residence market housing may be permitted where:</p> <p>a) it is required to enable delivery of affordable housing which cannot be made financially viable without it;</p> <p>b) it is the minimum number of principal residence market houses required to support the delivery of the required affordable housing. The intention will remain the provision of 100% affordable housing to meet an identified local need for dwellings;</p> <p>c) the affordable dwellings will be occupied by a person(s) with a proven housing need in accordance with the local occupancy definition in Policy HC-S3;</p> <p>d) in terms of size and type, the mix of principal residence market housing is in accordance with Policy HC-S1 ;</p> <p>e) Any housing which may be permitted to deliver the required affordable housing accords with Policy HC-S5 (Principal Residence Housing).</p> <p>f) The affordable housing and principal residence market housing will be indistinguishable and will be fully integrated on the development site; and</p> <p>g) The affordable housing will be provided broadly in-step with the principal residence housing as development progresses. The timing and delivery of the affordable housing and principal residence housing will be secured through the planning</p>			

Draft Policy	Potential Impact on Natura 2000 Sites	Natura 2000 sites Potentially Affected	Comment
<p>approval.</p> <p>4. Proposals for specialist housing will be permitted where they accord with Policy HCD3 (Specialist Housing for Exmoor's Communities; and:</p> <p>a) they meet an identified local need and accord with criteria 1 of this Policy; or,</p> <p>b) they accord with Clause 2 and 3 (a) to (g) of this policy, and will be occupied by a person(s) in accordance with clause 7 of Policy HC-S3.</p> <p>5. 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 criteria 2a) and 2b) of this policy.</p> <p>6. 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>7. In the case of 2 (b), subject to viability considerations, the affordable housing provision that the scheme could have accommodated will be provided through a linked scheme of affordable housing needed elsewhere in the National Park. Where this cannot be achieved, a financial contribution will be required towards affordable housing needed elsewhere in the National Park in accordance with Policy HC-S4. Any housing which may be permitted to deliver the required affordable housing should be principal residence housing (HC-S5) and will be the minimum number of required to support the delivery of the required affordable housing.</p> <p>8. Where permission is granted condition(s) will be attached removing permitted development rights granted by the Town and Country Planning (General Permitted Development) Order 1995 in respect of extensions and alterations to ensure that the character of the building is conserved and dwellings remain more affordable, not exceeding 90sqm in size.</p>			

Draft Policy	Potential Impact on Natura 2000 Sites	Natura 2000 sites Potentially Affected	Comment
<p>9. Where permission is granted for employment uses as part of the proposal a condition may be attached tying the occupation of the dwelling to the operation of the business.</p>			
<p>POLICY HC-D2 NEW BUILD DWELLINGS IN SETTLEMENTS</p> <p>1. Housing development will be permitted in 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;</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 in Policy HC-S3 clause 1;</p> <p>d) the dwelling(s) will be affordable by size and type to local people and will remain so in perpetuity. For privately / owner occupied properties the net floorspace will be less than 90 square metres;</p> <p>e) the development is in keeping with the character and appearance of the site and its surroundings;</p> <p>f) the design and layout of the development meet the requirement of Policy CE-S7; and</p> <p>g) a planning obligation is secured to ensure that occupancy of the dwelling(s) is confined to persons in local housing need in perpetuity.</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 Local Service Centres and Villages identified in Policy GP4 only, it can be clearly and robustly demonstrated to the satisfaction of the NPA that:</p> <p>a) for a housing scheme which will be owned or controlled by a Registered Provider (including Housing Associations), an element of principal residence market housing is required to enable delivery of affordable housing which cannot be made financially viable without it;</p> <p>b) it is the minimum number of principal residence market houses required to support the delivery of the required affordable housing. The intention will remain the provision of 100% affordable housing to meet an identified local need for dwellings;</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>

Draft Policy	Potential Impact on Natura 2000 Sites	Natura 2000 sites Potentially Affected	Comment
<p>c) the affordable dwellings will be occupied by a person(s) with a proven housing need in accordance with the local occupancy definition in Policy HC-S3 Clauses 1-6.</p> <p>d) any housing which may be permitted to deliver the required affordable housing accords with Policy HC-S5 (Principal Residence Housing);</p> <p>e) in terms of size and type, the mix of principal residence market housing is in accordance with Policy HC-S1;</p> <p>f) the affordable housing and principal residence market housing is indistinguishable and fully integrated on the development site;</p> <p>g) the affordable housing will be provided broadly in-step with the principal residence housing as development progresses. The timing and delivery of the affordable housing and principal residence housing will be secured through the planning approval.</p> <p>3. Where permission is granted, a condition will be attached removing permitted development rights granted by the Town and Country Planning (General Permitted Development) Order 1995 in respect of extensions to ensure that dwellings of less than 90 square metres do not exceed that size.</p>			
<p>POLICY HC-D3 SPECIALIST HOUSING FOR EXMOOR'S COMMUNITIES</p> <p>1. Proposals which respond to the specific requirements of the National Park's communities by addressing an identified local need for specialist housing for older people and other vulnerable members of the community who require care and assistance and which cannot be provided within the existing housing stock or from sites/buildings already with planning permission may be permitted through:</p> <p>a) supporting the appropriate subdivision and adaptation of existing dwellings (Policy HC-D12);</p> <p>b) where there is an identified need for specialist housing, ensuring that proposals for local need affordable housing make provision in accordance with Plan policies;</p> <p>c) ensuring that proposals for more than one dwelling unit of local needs affordable housing and any principal residence market housing permitted through, Policies HC-S2 (Housing Conservation and Enhancement), HC-D1 (Conversions to Dwellings in Settlements), HC-D2 (New Build Dwellings in</p>	None likely	None	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).

Draft Policy	Potential Impact on Natura 2000 Sites	Natura 2000 sites Potentially Affected	Comment
<p>Settlements) provide specialist housing for older people and other vulnerable members of the community where:</p> <p>i. there is a proven local need in accordance with Policy HC-S3. A planning obligation will be secured to ensure that the occupancy of local need specialist housing dwelling(s) is confined to local persons in perpetuity in accordance with Policy HC-S3 clause 7.</p> <p>ii. it will be integrated into the local community to enable access to required services and facilities;</p> <p>iii. it is built to standards as set out in the Exmoor National Park Housing SPD. For housing not controlled through a Registered Provider, the net floor space will be less than 90 square metres; and</p> <p>iv. The proposal accords with strategic policies CE-S4 to CE-S7 including in ensuring that any conversion work does not result in harm to the fabric or character of the building.</p> <p>2. Where permission is granted a condition will be attached removing permitted development rights granted by the Town and Country Planning (General Permitted Development) Order 1995 in respect of extensions to ensure that dwellings of less than 90 square metres do not exceed that size.</p> <p>3. 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 clauses 1-6 to occupy the dwelling.</p> <p>4. The provision of specialist accommodation including that offering care through a residential institution should be in accordance with Policy HC-S8 (Residential Institutions).</p>			
<p>POLICY HC-D4 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), together with any consequent building alterations, 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) in the case of local need accommodation (Policies HC-S1 and HC-S3 clauses 1-6), the building is located in a hamlet or farmstead where there is an existing dwelling;</p>	None likely	None	Potential significant effect – 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, the policy refers to Policy CE-S5 (sub

Draft Policy	Potential Impact on Natura 2000 Sites	Natura 2000 sites Potentially Affected	Comment
<p>c) in the case of 'extended family accommodation', the building is located in a farmstead within an existing group of buildings and in close association with an existing dwelling;</p> <p>d) the intended occupants meet the requirements of the local need criteria in Policies HC-S1 and HC-S3 clauses 1-6, or the proven essential need in Policy HC-D5, for succession farming in Policy HC-D7 or 'extended family' in Policy HC-S3 clause 8;</p> <p>e) in the case of local need accommodation (Policies HC-S1 and HC-S3 clause 1-6), the dwelling(s) will be affordable by size and type to local people. For privately /owner occupied properties, including for 'extended family accommodation' the net floorspace will be less than 90 square metres. A planning obligation is secured, to ensure that occupancy of the dwelling(s) is confined to persons in local housing need in perpetuity.</p> <p>f) the proposal meets the requirements of Policy CE-S5 (Principles for the Conversion or Structural Alteration of Traditional Buildings).</p> <p>2. Where permission is granted to meet the proven essential functional need for a rural, worker in accordance with policy HC-D5 and HC-D6, or permission is granted for a succession dwelling in accordance with Policy HC-D7, a condition will be attached to ensure that occupancy of the dwelling(s) is confined to those meeting the requirements of Policy HC-D6. Planning conditions will be used to ensure that the occupancy of any existing dwelling(s) is also limited to persons able to demonstrate a proven essential need for accommodation. A planning obligation will be secured tying the dwelling(s) including any permitted under the succession farming Policy HC-D7 to the holding to ensure that they are not sold off separately.</p> <p>3. In the case of 'extended family' accommodation, the dwelling accords with Policy HCD8, the net floor space will be less than 90 square metres and the dwelling will be tied to the associated existing dwelling to ensure that they are not sold off separately.</p> <p>4. Where permission is granted a condition will be attached removing permitted development rights granted by the Town and Country Planning (General Permitted Development) Order 1995 in respect of extensions to ensure that dwellings of less than 90sqm do not exceed this size and alterations to conserve the character of the building.</p> <p>5. Where permission is granted for employment uses</p>			<p>policy 1f) which in turn mentions Policy CE-S2 on biodiversity with regard to the conversion and alteration to buildings</p>

Draft Policy	Potential Impact on Natura 2000 Sites	Natura 2000 sites Potentially Affected	Comment
<p>as part of the proposal a condition may be attached tying the occupation of the dwelling to the operation of the business.</p> <p>6. Proposals for the change of use together with any consequent building alterations of an existing hotel or serviced visitor accommodation to residential use where it is able to accommodate more than one dwelling will be in accordance with Policy RT-D3 (Safeguarding Serviced Accommodation).</p>			
<p>POLICY HC-D5 NEW BUILD DWELLINGS IN THE OPEN COUNTRYSIDE</p> <p>1. New dwelling(s) within the open countryside will only be permitted where:</p> <p>a) the accommodation is designed to meet a proven essential functional need for a rural, worker in accordance with Policy HC-D6 that cannot be met within the existing housing stock, or through the provision of a temporary residential caravan in accordance with Policy HC-D9 or the conversion /change of use of an existing building in accordance with Policies CE-S5 and HC-D4;</p> <p>b) the dwelling is located close to existing buildings on the holding;</p> <p>c) the design and layout of the development meet the requirements of CE-S7 and the net floorspace will be less than 90 square metres unless the Authority is satisfied that a larger dwelling is required, the size of the property is 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>d) there would be no conflict with the conservation of the landscape, wildlife or cultural heritage interests;</p> <p>e) a planning condition is attached to ensure that occupancy of the dwelling(s) is confined to rural, workers in accordance with Policy HC-D6.</p> <p>2. Where permission is granted a condition will be attached removing permitted development rights granted by the Town and Country Planning (General Permitted Development) Order 1995 in respect of extensions to ensure that dwellings of less than 90sqm do not exceed this size.</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</p>	None likely	None	No significant effect likely – the policy concerns new build dwellings in the open countryside. The policy states that there would be no conflict of interest with wildlife and also refers to Policy CE-S5 (sub policy 1f) which in turn mentions Policy CE-S2 on biodiversity with regard to the conversion and alteration to buildings.

Draft Policy	Potential Impact on Natura 2000 Sites	Natura 2000 sites Potentially Affected	Comment
<p>need for that accommodation, in order to minimise the need for new houses in the open countryside. A planning obligation will be secured tying the dwelling(s) to the holding to ensure that they are not sold off separately.</p>			
<p>POLICY HC-D6 RURAL WORKERS</p> <p>New housing to meet the needs of rural workers in the open countryside will be in accordance with Policy HC-S1 and HC-D4 or HC-D5 and where it is justified by a proven essential functional need for a full time rural workers in agriculture, forestry or other rural land based enterprises to live permanently at or near their place of work. 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 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 the Plan.</p>	None likely	None	<p>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.</p>
<p>POLICY HC-D7 SUCCESSION FARMING - SECOND DWELLINGS ON ESTABLISHED FARMS</p> <p>1. A new second dwelling within the open countryside may be permitted where:</p> <p>a) The accommodation is designed to meet an existing functional need for an additional 0.5 or more of a full time worker on an established enterprise which 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 HC-S1 and the tests set out in Annex 2 of this Plan and where it can be demonstrated that the person obtains at least 50% of a Grade 2 Standard Worker salary, (as defined by the latest version of the Agricultural Wages Order), from the farm business need; or</p> <p>b) there are secure and legally binding arrangements in place to demonstrate that management of the farm business has been transferred to a person younger than the person currently responsible for management, or, that transfer of management is only conditional upon grant of planning permission for the dwelling. The younger person should demonstrate majority control over the farm business and be the decision maker for the farm business;</p> <p>c) it can be demonstrated that the management successor or part time worker is critical to the continued success of the farm business; and</p> <p>d) that the need cannot be met in any other way including through the re-organisation of labour</p>	None likely	None	<p>No significant effect likely – The policy concerns the provision of new housing providing there is no conflict with wildlife interests (Sub policy 1i).</p>

Draft Policy	Potential Impact on Natura 2000 Sites	Natura 2000 sites Potentially Affected	Comment
<p>responsibilities;</p> <p>e) the enterprise is financially sustainable;</p> <p>f) that need cannot be met within the existing housing stock, or through the provision of a temporary residential caravan in accordance with Policy HC-D9 or the conversion/change of use of an existing building in accordance with Policy CE-S5;</p> <p>g) The dwelling is located close to existing buildings on the holding;</p> <p>h) The design and layout of the development meet the requirements of Policy CE-S7 and the net floorspace will be less than 90 square metres to ensure that the size of the property would be affordable for the essential need in perpetuity;</p> <p>i) There would be no conflict with the conservation of the landscape, wildlife or cultural heritage interests; and</p> <p>j) A planning condition is attached to ensure that occupancy of the dwelling(s) is confined to agricultural workers in accordance with policy HC-D6.</p> <p>2. Where permission is granted a condition will be attached removing permitted development rights granted by the Town and Country Planning (General Permitted Development) Order 1995 in respect of extensions to ensure that dwellings of less than 90sqm do not exceed this size.</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 the existing dwelling(s) is also limited to persons able to demonstrate an essential functional need for that accommodation, in order to minimise the need for new houses in the open countryside.</p> <p>4. A planning obligation will be secured tying the dwelling(s) to the holding to ensure that it is not sold off separately.</p> <p>5. The policy will apply only to a single additional dwelling to be attached to an established farm after adoption of this Plan. Permission will not be granted for subsequent dwellings on the holding.</p>			
<p>POLICY HC-D8 EXTENDED FAMILY DWELLINGS CRITERIA</p>	<p>None likely</p>	<p>None</p>	<p>No significant effect likely – The policy concerns extended family dwellings</p>

Draft Policy	Potential Impact on Natura 2000 Sites	Natura 2000 sites Potentially Affected	Comment
<p>1. New extended family dwellings, in accordance with may be permitted through the change of use of an existing traditional building (Policy CE-S5) in close association with an existing dwelling where they will be occupied in accordance with the local occupancy definition in Policy HC-S3, clause 8 within:</p> <p>a) Settlements identified in Policy GP4, within the curtilage of an existing dwelling; or</p> <p>b) a farmstead within an existing group of buildings; and</p> <p>2.</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 as a result of the extension /subdivision of the associated existing dwelling;</p> <p>b) sufficient curtilage space can be provided without harming the setting of the building or the character of the surrounding landscape and the proposal will lead to an enhancement of the immediate setting;</p> <p>c) in the case of buildings within an existing agricultural, or other primary business responsible for land management, the 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>d) the proposal either alone or cumulatively with other proposals will have an acceptable impact on the landscape, wildlife or historic environment of the National Park and be acceptable in terms of, the character and appearance of the development, the effect of any delineation of private space and otherwise accord with Policy CE-S7; and</p> <p>e) satisfactory access and traffic requirements can be achieved and there will be no adverse impact on the locality including from the effect of traffic or on the amenity of neighbouring occupiers, either alone or in combination with other policies.</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 is limited by agreement to local persons as defined in Policies</p>			<p>providing any impacts are acceptable in terms of wildlife (sub policy 2d).</p>

Draft Policy	Potential Impact on Natura 2000 Sites	Natura 2000 sites Potentially Affected	Comment
<p>HC-S1 and clauses 1 to 6 of HC-S3, or to provide for a proven essential need for rural workers in agriculture, forestry or other rural land based enterprises in accordance with Policies HC-D4, HC-D5 and HC-D6.</p> <p>5. The net floorspace will be less than 90 square metres to ensure the dwelling(s) will be affordable by size and type to local people in perpetuity.</p> <p>6. Where permission is granted a condition will be attached removing permitted development rights granted by the Town and Country Planning (General Permitted Development) Order 1995 in respect of extensions to ensure that dwellings of less than 90sqm do not exceed this size and alterations to ensure that the character of the building is conserved and enhanced.</p>			
<p>POLICY HC-D9 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-D6 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 and visual amenity; and</p> <p>d) the site is not located in an area at risk of flooding.</p> <p>3. Where permission is granted, planning conditions will be attached or an obligation secured, to ensure that the permission is for a time-limited period only, confined to persons and their dependents able to demonstrate the essential need for the accommodation, and after which time the need for the accommodation ceases, the caravan shall be removed from the site and the land restored to its former condition within a specified period.</p>	None likely	None	Uncertain – 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. However, although landscape impacts are referred that on wildlife is not. The policy should be read in conjunction with Policy CE-S2 but no reference is made to this in the policy.
<p>HC-D10 REPLACEMENT OF RURAL WORKERS OCCUPANCY CONDITIONS</p>	None likely	None	No significant effect likely – The policy concerns criteria for changes in occupancy

Draft Policy	Potential Impact on Natura 2000 Sites	Natura 2000 sites Potentially Affected	Comment
<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 by policy HC-D6) will be permitted where the need for the alteration is demonstrated to the satisfaction of the Authority; or</p> <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), or for a rural worker as identified in policy HC-D6, or for succession farming as identified in policy HC-D7, will not be permitted unless 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 accordance with the condition or obligation, in the locality 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 self-catering accommodation (non-serviced accommodation) until such time as a rural worker or a local affordable need arises. A holiday occupancy condition will be attached to any temporary permission granted.</p>			only
<p>HC-D11 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 and the location accords with policy HC-D1 Conversions to Dwellings in Settlements, or policy HC-D4 Conversions to Dwellings in the Open</p>	None likely	None	No significant effect likely – The policy concerns criteria for changes in occupancy only

Draft Policy	Potential Impact on Natura 2000 Sites	Natura 2000 sites Potentially Affected	Comment
<p>Countryside; or</p> <p>b) Persons meeting the requirements of extended family accommodation in policy HC-S3, and the location in accords with policy HC-D8 Extended Family Dwellings; Where it can be demonstrated that:</p> <ul style="list-style-type: none"> i) There is a local need for the accommodation; and ii) 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 iii) Sufficient curtilage space can be provided without harming the setting of the building or the surrounding landscape character. <p>2. For residential units where occupancy is restricted to extended family accommodation (HC-D8) permission will be granted for the replacement of the occupancy tie to:</p> <ul style="list-style-type: none"> a) Local persons in affordable housing need where the occupants meet the requirements of policy HC-S3 and the location accords with policy HC-D1 Conversions to Dwellings in Settlements, or policy HC-D4 Conversions to Dwellings in the Open Countryside; or b) Occupancy as a holiday let where the requirements of policy RT-D4 Non Serviced Accommodation are met. <p>3. Proposals to revert to the original occupancy condition or tie set out in clauses 1 and 2 will be permitted where it can be demonstrated to the satisfaction of the Authority that the proposed occupancy meets the requirements of policies in this Plan.</p> <p>4. Where permission is granted a condition will be attached removing permitted development rights granted by the Town and Country Planning (General Permitted Development) Order 1995 in respect of extensions to ensure that dwellings of less than 90sqm do not exceed this size.</p>			
<p>HC-D12 SUBDIVISION OF EXISTING DWELLINGS</p> <p>1. Proposals for the subdivision of existing residential dwellings will be permitted where:</p> <ul style="list-style-type: none"> a) There would be no adverse impact on the character of the area, local amenity or highway safety; and b) Any necessary alterations will not adversely affect buildings of historic and/or architectural merit (CE- 	None likely	None	No significant effect likely – The policy concerns the sub division of existing dwellings

Draft Policy	Potential Impact on Natura 2000 Sites	Natura 2000 sites Potentially Affected	Comment
<p>S4, CE-D3).</p> <p>c) The new unit created will be principal residence housing and subject to a condition limiting its occupancy to a person as his or her only or principal home (HC-S5).</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 occupancy tie is to be replaced with a local affordable occupancy tie in accordance with HC-D10 Replacement of Rural Worker Occupancy conditions clause 2;</p> <p>b) The additional unit(s) created will have a local affordable occupancy tie in accordance with HC-S3 Local Occupancy Criteria; or</p> <p>c) The additional unit(s) created is in accordance with the requirements for HC-D6 Rural Workers Dwelling or HC-D7 Succession Farming.</p> <p>4. Where permission is granted a condition will be attached removing permitted development rights granted by the Town and Country Planning (General Permitted Development) Order 1995 in respect of extensions to ensure that subdivided dwellings of less than 90sqm do not exceed this size, or where the Authority considers the existing dwelling has already maximised the extensions allowance (HCD13 Residential Extensions).</p>			
<p>HC-D13 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-S7 Design and Sustainable Construction Principles;</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 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).</p>	None likely	None	No significant effect likely – The policy applies criteria to residential extensions

Draft Policy	Potential Impact on Natura 2000 Sites	Natura 2000 sites Potentially Affected	Comment
<p>2. Residential extensions will not be permitted in the following circumstances:</p> <p>a) for dwellings where the size is restricted – including local need affordable dwellings, extended family dwellings, succession farming dwellings, rural land based worker dwellings and specialist housing for older people – the extension would exceed the net internal floorspace limitation;</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-D14 OUTBUILDINGS</p> <p>1. Proposals for ancillary outbuildings within the domestic curtilage of a dwelling will be permitted where:</p> <p>a) they are not disproportionate in size in relation 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-S7;</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 or CE-S6; and 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>	None likely	None	No significant effect likely – The policy concerns outbuildings within the curtilage of dwellings which, considering their scale and function, are unlikely to have a significant impacts on species outside the designated site
<p>HC-D15 REPLACEMENT DWELLINGS</p> <p>1. Proposals for the erection of a replacement dwelling will be permitted where the existing dwelling:</p>	None likely	None	No significant effect likely – The policy concerns replacement dwellings

Draft Policy	Potential Impact on Natura 2000 Sites	Natura 2000 sites Potentially Affected	Comment
<p>a) is not recorded on the Exmoor National Park Historic Environment Record;</p> <p>b) has an adverse impact on the character and visual amenity of the area;</p> <p>c) is in substandard condition which is not economic to repair; and</p> <p>d) 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 landscape, wildlife or cultural heritage benefits justify alternative siting;</p> <p>b) not be materially larger than the original dwelling in terms of massing, scale and floorspace; and</p> <p>c) accord with the design and sustainable construction requirements of Policy CES7.</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; 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>			
<p>POLICY HC-S6 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 NPA will work with the relevant housing authorities to appropriately address that need.</p> <p>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; and</p> <p>c) the site will respect the principles of sustainable development, be located in a settlement in</p>	None likely	None	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, are of small scale and should be read in conjunction with Policy CE-S2 However, no reference is made to wildlife or Policy CE-S2

Draft Policy	Potential Impact on Natura 2000 Sites	Natura 2000 sites Potentially Affected	Comment
<p>accordance with GP4, well related to existing buildings and will conserve or enhance the settlement character and pattern, be accessible to appropriate health and educational facilities and not result in undue pressure on local infrastructure and services ,</p> <p>d) the need can be met without an adverse impact on the landscape and the application is accompanied by a landscaping scheme that secures effective screening of the caravans or mobile homes;</p> <p>e) the interests of the settled community will be respected;</p> <p>f) the site will be affordable to local travelling communities and will remain so in perpetuity;</p> <p>g) A planning obligation is secured to ensure that occupancy of the site is confined to persons in local need of accommodation in perpetuity</p>			
<p>HC-S7 LOCAL COMMERCIAL SERVICES & COMMUNITY FACILITIES</p> <p>1. The National Park Authority will work with constituent local authorities, Parish & Town Councils and communities to ensure that Exmoor's communities are sustained, the economy strengthened, and the needs of visitors addressed. 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</p> <p>b) Are of a scale and location appropriate to the community they serve.</p> <p>2. The improvement of existing services and facilities will be encouraged, particularly where enhancement of service provision is achieved.</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-S6), if enhancement of the built and natural environment can be achieved (GP6), may be considered.</p> <p>4. New build developments should be located within the Local Service Centres and Villages or, for community facilities where no suitable site exists, are well related to these settlements and their setting. Within Rural Communities, community services and facilities will only be permitted through the change of use of an existing building, or for the provision of</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, which in turn refers to Policy CE-S2 on biodiversity

Draft Policy	Potential Impact on Natura 2000 Sites	Natura 2000 sites Potentially Affected	Comment
<p>public open space. Proposals specifically for new build and ancillary local commercial services should also be in accordance with the tests set out in Policy HC-D16 Local Commercial Service Provision.</p> <p>5. Proposals enabling the shared or flexible use of new or existing buildings to allow a range of community services or facilities to take place on site will be supported – where this applies to an existing service the sharing of facilities should support the retention of the primary use.</p> <p>6. The provision of publicly accessible green space will be supported where it benefits the local community.</p> <p>7. Local commercial services and community facilities will be safeguarded unless there is evidence to clearly demonstrate that a suitable replacement service or facility is provided, it is no longer viable, or no longer needed by the community (HC-D17).</p> <p>8. Important visual amenity space identified within and adjoining the settlements will be safeguarded (HC-D18).</p>			
<p>HC-D16 LOCAL COMMERCIAL SERVICE PROVISION</p> <p>1. Proposals for new build, extensions or change of use of buildings for local commercial service provision within Local Service Centres and Villages will be permitted where:</p> <p>a) the proposed location contributes to the overall vitality of the settlement and the local economy and the proposal cannot be accommodated within sites/buildings which already have planning permission;</p> <p>b) they will not adversely affect the locality or 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 submission; and</p> <p>d) they are in accordance with CE-S7 Design & Sustainable Construction and CE-D4 Advertisements.</p> <p>2. Within Rural Communities only extensions to existing local commercial services or the change of use of buildings for local commercial service provision will be permitted in accordance with 1 a) to d) above.</p>	None likely	None	No significant effect likely – The policy is concerned with local commercial service provision and Policy CE-S7 (sub policy 1) states that <i>'Development should incorporate measures which maintain, promote or restore biodiversity.'</i>

Draft Policy	Potential Impact on Natura 2000 Sites	Natura 2000 sites Potentially Affected	Comment
<p>3. Proposals for new local commercial service provision in the open countryside, through the reuse of existing buildings, will only be permitted in accordance with SES3 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; and</p> <p>e) they are in accordance with CE-S7 Design & Sustainable Construction and CE-D4 Advertisements.</p>			
<p>HC-D17 SAFEGUARDING LOCAL SERVICES AND COMMUNITY FACILITIES</p> <p>1. Proposals to change the use of land or buildings from 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 service or facility within that use class and it is not needed by the community over the longer term; and</p> <p>b) A need for other permitted uses within the same use class 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 in the longer term.</p> <p>2. In the case of publicly funded/non commercial services, including schools and libraries, tests 1 a), b) and c) will only 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 uses which benefit the community and the local economy where they otherwise comply with policies in this Plan.</p>	None likely	None	No significant effect likely – the policy concerns safeguarding community services and facilities only

Draft Policy	Potential Impact on Natura 2000 Sites	Natura 2000 sites Potentially Affected	Comment
<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 Dulverton, Dunster, Lynton /Lynmouth and Porlock, 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 those in the A use class in Dulverton, Dunster, Lynton /Lynmouth and Porlock, 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 on grounds of viability:</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 affordable housing to meet local needs in accordance with policies HC-D1 or HC-D4 may be permitted.</p>			
<p>HC-D18 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

Draft Policy	Potential Impact on Natura 2000 Sites	Natura 2000 sites Potentially Affected	Comment
<p>HC-S8 RESIDENTIAL INSTITUTIONS</p> <p>1. Proposals for new residential institutions will be supported where they meet all of the following principles and accord with other policies in this plan:</p> <p>a) They re-use existing buildings, including hotel and guesthouse premises (RT-D3 clause 1), without the need for significant extension and accord with policies relating to the conversion or structural alteration of buildings (CE-S5 and CE-S6).</p> <p>b) The design and layout of access and parking requirements are compatible with landscape character and built heritage (AC-S3).</p> <p>c) Traffic generation can be accommodated by the local road network without adversely affecting road safety and capacity.</p> <p>d) The use does not compromise local amenity or result in an unacceptable impact on the character of the area (CE-S1, CE-S4).</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. If the National Park Authority considers that the proposal would have significant transport implications a Transport Assessment or Statement will be required (AC-D1).</p> <p>3. Proposals which encourage the understanding and enjoyment of the National Park and its special qualities (RT-S1) will be favourably considered where they also accord with policies in this Plan.</p> <p>4. Extensions to existing residential institutions will be permitted where it can be demonstrated that they will not harm the character of the building and in accordance with the design principles set out in policy CE-S7.</p>	None likely	None	No significant effect likely – the policy concerns new residential institutions through re-use and / or extension of exiting buildings only
<p>SE-S1 A SUSTAINABLE EXMOOR ECONOMY</p> <p>1. Proposals for business and employment development will be encouraged to strengthen, enhance and diversify the Exmoor economy where they are consistent with the following principles:</p> <p>a) They are in or adjacent to the named settlements in accordance with SE-S2. In the open countryside, they are through the extension of existing business sites or buildings or the reuse of existing buildings in accordance with SE-S3. In all cases, full consideration should first be given to the re-use of existing traditional buildings in accordance with Policy CE-S5.</p>	None likely	None	Uncertain – the policy concerns sustainable economy. Although the policy mentions landscape (sub policy 1b) it does not mention biodiversity or wildlife. However, the policy should be read in conjunction Policy CE-2S, which is not mentioned in the Policy.

Draft Policy	Potential Impact on Natura 2000 Sites	Natura 2000 sites Potentially Affected	Comment
<p>b) Proposals for extensions and/or the growth and intensification of existing businesses will be carefully considered and will be permitted where it can be demonstrated that they will not have an unacceptable adverse impact including in terms of their operations, activity, scale and on amenity and the appearance and character of landscape.</p> <p>c) Proposals for intrusive or environmentally damaging business or warehouse development or which would otherwise conflict with National Park purposes will not be permitted.</p> <p>d) They are home based employment, and they accord with SE-D1: Home Based Businesses.</p> <p>e) The National Park Authority will safeguard existing employment land and buildings. Proposals which would result in the loss of employment land and buildings must accord with SE-D2 and in such cases, opportunities to provide affordable housing or community uses will be sought.</p>			
<p>SE-S2 BUSINESS DEVELOPMENT IN LOCAL SERVICE CENTRES AND VILLAGES</p> <p>1. In the Local Service Centres and Villages named in Policy GP4, proposals for business development will be permitted where they are within, or if no suitable buildings/sites exist, well related to existing buildings and they conserve or enhance the character of the settlement pattern, are appropriate to the scale and form of the settlement, accord with Policy SE-S1 (A Sustainable Exmoor Economy) and the following criteria:</p> <p>a) wherever possible, proposals should reuse existing traditional buildings in a way that maintains and enhances their character and in accordance with CES5;</p> <p>b) where no suitable buildings exist, the replacement of an existing non traditional building will be considered where the existing building harms the character or appearance of the area; and/or</p> <p>c) the reuse of previously developed sites will be encouraged where proposals take up opportunities to achieve enhancement;</p> <p>d) where it can be demonstrated that Clauses (a), (b) or (c) cannot be achieved then an extension to an existing site in business use, or a new site or building may be permitted where it accords with other Plan policies including CE-S7 (Design and Sustainable Construction Principles).</p> <p>2. Proposals for extensions to sites or buildings in</p>	None likely	None	No significant effect likely – the policy concerns business development in local service centres and villages and sub policy 2 states that proposals ‘...will not result in any unacceptable adverse impacts and they accord with this and other Plan policies’ which would include Policy CE-2S

Draft Policy	Potential Impact on Natura 2000 Sites	Natura 2000 sites Potentially Affected	Comment
existing business use will be permitted where they will not result in any unacceptable adverse impacts and they accord with this and other Plan policies.			
<p>POLICY SE-S3 BUSINESS DEVELOPMENT IN THE OPEN COUNTRYSIDE</p> <p>1. Proposals for business development outside the Local Service Centres and Villages named in Policy GP4 will only be permitted where the scale and appearance of the development are acceptable, they relate to the reuse of existing buildings and accord with SE-S1 and the following criteria:</p> <p>a) the proposal is well related to an existing group of buildings where there is an existing dwelling for:</p> <p>i) the small scale extension of an existing site or building in business use where they are consistent with Policy CE-S7. Proposals for extensions and the intensification of current diversified businesses will be in accordance with SES1;</p> <p>or</p> <p>ii) the change of use/conversion of an existing traditional building in accordance with CE-S5.</p> <p>2. Proposals will be permitted only where it can be demonstrated that:</p> <p>a) they will only generate a level of activity that would have an acceptable impact on the landscape, wildlife or historic environment of the National Park, will not conflict with neighbouring land uses or cause pollution or other unacceptable environmental impacts; and</p> <p>b) satisfactory access and traffic requirements can be achieved consistent with National Park purposes;</p> <p>3. The erection of new business premises or 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>4. Additionally, proposals for the diversification of 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 comply with the requirements of Clauses 1, and 2. of this Policy, Policy CE-S6 and significant reconstruction or alteration are not required;</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</p>	None likely	None	No significant effect likely – the policy concerns business development in local service centres and villages and sub policy 2a states that proposals ‘...they will only generate a level of activity that would have an acceptable impact on the ... wildlife ... of the National Park.’

Draft Policy	Potential Impact on Natura 2000 Sites	Natura 2000 sites Potentially Affected	Comment
<p>existing agricultural or other primary business responsible for land management and the diversification proposal does not conflict with the existing farming or land management activity; and</p> <p>d) planning obligations will be used to ensure that ownership and control of the development is retained by the primary land based business by not disposing of the development separately from the main building group to ensure that income will be returned to appropriate management of the landscape.</p> <p>e) proposals to change the use of an existing building from agricultural 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>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 HCD13: 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 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 a further planning permission.</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 with out their designated boundaries.</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</p>	None likely	None	<p>No significant effect likely – the policy concerns safeguarding employment land and buildings only.</p>

Draft Policy	Potential Impact on Natura 2000 Sites	Natura 2000 sites Potentially Affected	Comment
<p>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, or if this is not appropriate, the provision of affordable housing to meet a local need in a named settlement in accordance with policies GP4 and HC-S1 will be favoured.</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>			
<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 (including those submitted under the notification procedure) 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>	None likely	None	No significant effect likely – 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

Draft Policy	Potential Impact on Natura 2000 Sites	Natura 2000 sites Potentially Affected	Comment
<p>c) in the case of new buildings, the site is related physically and functionally to existing buildings associated with the business unless it can be demonstrated that there are exceptional circumstances relating to agricultural necessity for a more isolated location;</p> <p>d) they do not generate a level of activity or otherwise detrimentally affect:</p> <ul style="list-style-type: none"> i. the amenity of surrounding properties and occupiers including, through loss of daylight, overbearing appearance, or conflict with neighbouring land uses; ii. the enjoyment of the National Park by the public; <p>e) appropriate measures are taken to ensure they do not, including through the level of activity, have an adverse impact on the locality, exacerbate flood risk or surface water run-off, (Policy CC-D1) cause pollution (Policy CC-S5) or other unacceptable environmental impacts;</p> <p>f) they are of an appropriate siting, size, scale, massing, layout, external appearance, materials, and design that have an acceptable impact on the landscape character, wildlife and cultural heritage;</p> <p>g) a landscaping scheme which reduces the visual impact of the proposal on the wider landscape to an acceptable level and which reinforces landscape character may be required as part of the proposal. Existing elements such as trees, hedges and stone walls should be retained;</p> <p>h) the development incorporates measures which maintain, promote or restore biodiversity in accordance with Policy CE-S2: Biodiversity;</p> <p>i) it can be demonstrated that opportunities have been taken for:</p> <ul style="list-style-type: none"> i. the integration of passive design and sustainable construction methods to improve energy efficiency, and ii. the integration of appropriate renewable energy technologies to reduce carbon emissions in accordance with CC-S3; <p>j) the development has been future proofed against climate change impacts, including flood risk by incorporating measures such as sustainable drainage systems; and</p> <p>k) waste and resource use are minimised through the reuse of materials and buildings, water efficiency and management of site waste.</p> <p>2. The National Park Authority will consider attaching a condition to require the removal of agricultural or forestry buildings when they are no longer required</p>			<p>noise impacts affecting otter holts. These impacts are not necessarily obvious. However, Policy CE-S2 is specifically referred to.</p>

Draft Policy	Potential Impact on Natura 2000 Sites	Natura 2000 sites Potentially Affected	Comment
and the reinstatement of the land and/or will consider tying the agricultural building(s) to the associated land holding to ensure there is a viable land holding related to the building(s) in the future.			
<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, tourism and environmental education facilities will be encouraged, where it can be demonstrated that proposals for such development conform to the following principles:</p> <p>a) They underpin the quiet enjoyment of the National Park. Proposals that actively enhance the understanding and enjoyment of Exmoor's special qualities will be favourably considered.</p> <p>b) They do not adversely affect Exmoor's special qualities, either individually or cumulatively, through harmful levels of activity or use.</p> <p>c) They contribute towards a sustainable future for Exmoor's local economy and communities.</p> <p>d) They support the improved health and wellbeing of people living, working and visiting Exmoor through the benefits of recreation (RT-D10) and experience of tranquillity.</p> <p>e) They ensure appropriate and safe access by the road network and where possible by walking, cycling, horse-riding and public transport. Development that would generate significant transport movements should be accessible by sustainable travel modes set out in a travel plan (AC-S1, AC-D1).</p> <p>f) They safeguard the existing access network, including public rights of way, and access land; and provide enhancements where opportunities arise (RT-D12).</p> <p>g) They respond to opportunities to improve the quality and viability of existing recreation and tourism businesses, through appropriate restoration, extension, expansion or diversification (CE-S1, CE-S7).</p> <p>h) Their location is consistent with policy GP4 and 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 RT-D12).</p> <p>i) They are consistent with the approach set out in policies RT-D1 to RT-D12 and the principles set out in policies CE-S5 and CE-S6 for the re-use of</p>	None likely	None	Uncertain – Although significant effects are unlikely due to provision of facilities and visitor access (see the HRA of Partnership Plan 2012 - 2017). However, the policy does not refer to biodiversity or to Policy CE-S2

Draft Policy	Potential Impact on Natura 2000 Sites	Natura 2000 sites Potentially Affected	Comment
existing traditional and non- traditional buildings.			
<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 (CE-S4, CE-D3, CE-S5); and</p> <p>b) The building or building group is capable of conversion to serviced accommodation and any other ancillary requirements without significant alteration or extension (CE-S5); and</p> <p>c) The design layout of access and parking requirements are compatible with landscape character and built heritage (AC-S3); and</p> <p>d) The intensity of use does not compromise local amenity; and</p> <p>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 policy CE-S7 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>	None likely	None	No significant effect likely – the policy concerns service accommodation through change of use only.
<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 CE-S5, CE-S6 and CE-S4; or where this is not possible</p> <p>;</p> <p>b) a small-scale extension to the hotel or guesthouse as a self-contained annexe.</p>	None likely	None	No significant effect likely – the policy concerns staff accommodation only.

Draft Policy	Potential Impact on Natura 2000 Sites	Natura 2000 sites Potentially Affected	Comment
<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; it shall only be replaced by: a local occupancy tie to meet local affordable housing needs (HC-S1); non-serviced holiday-let (RT-D4); or extension of guest accommodation. No further extension will be permitted for staff accommodation on premises where the previous staff accommodation has been lost to other uses.</p>			
<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 business/employment uses are to be created in the existing building; or</p> <p>b) The use can change to a residential principal residence dwelling (HC-S5) where evidence clearly demonstrates that:</p> <p>i) The use was formerly a single residential dwelling on 1st July 1948 or built as a single residential dwelling subsequently; and</p> <p>ii) There has been no excessive alteration or extension; and</p> <p>iii) It does not provide an additional community service or function.</p> <p>2. For all other proposals relating to the change of use of serviced accommodation:</p> <p>a) It can be demonstrated 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.</p> <p>b) In respect of 2.a), an independent valuation of the building will be required. Proposals which provide opportunities for the partial change of use of the building /complex that supplements the existing serviced accommodation will be favoured over full change of use where it is compatible with the cultural heritage of the existing building (CE-S4), local character and amenity. Changes that will be considered acceptable in principle include:</p> <p>i) Change of use to self-catering apartments (policy</p>	None likely	None	No significant effect likely – the policy concerns safeguarding serviced accommodation only.

Draft Policy	Potential Impact on Natura 2000 Sites	Natura 2000 sites Potentially Affected	Comment
<p>RT-D4).</p> <p>ii) Change of use to provide community services or facilities (HC-S7).</p> <p>iii) A mixed use development, based on the uses listed above including employment use.</p> <p>iv) Change of use to residential dwellings should meet the tests in clause 3 below.</p> <p>3. For hotels that are able to accommodate more than one dwelling unit, the proposal must address an identified local housing need and be affordable with occupation restricted to local people in perpetuity, unless it can clearly and robustly demonstrate to the satisfaction of the National Park Authority that:</p> <p>a) it is not financially viable, although the intention will still be to maximise the proportion of affordable homes within viability constraints (in accordance with the criteria under clause 3 of policy HC-D1); or</p> <p>b) it would provide more affordable homes than are needed in the parish and the adjacent parishes, now and in the near future (in accordance with the criteria under clause 7 of policy HC-D1).</p>			
<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: Create additional unit(s) on an existing self-catering complex.</p> <p>a) Are in accordance with RT-D3 Safeguarding Serviced Accommodation clause 2.b).</p> <p>b) Reuse a redundant building associated with a hotel/guesthouse premises. OR</p> <p>c) 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 (CES1, CE-S4, CES5 and CE-S6);</p> <p>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;</p> <p>c) there is adequate access, parking can be accommodated unobtrusively, and the local road network has capacity to service the accommodation</p>	None likely	None	No significant effect likely – the policy concerns change of use to non-serviced accommodation only.

Draft Policy	Potential Impact on Natura 2000 Sites	Natura 2000 sites Potentially Affected	Comment
<p>without adversely affecting road safety (AC-D1, AC-S3); and</p> <p>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 (CE-S7). 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-D11. In respect of changes to business or community use proposals should accord with the relevant policies in the plan.</p>			
<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, hamlet or farmstead.</p> <p>b) They are sensitively sited to ensure there are no adverse impacts on landscape character, and visual amenity, and wildlife interests or sensitive wildlife species and habitats.</p> <p>c) There is existing road access, and sufficient road capacity to serve the development.</p> <p>d) They are not located within an area at risk of flooding (CC-D1)</p> <p>2. Any facilities that may be required to service the campsite can be provided through the conversion of suitable existing traditional buildings consistent with policy CE-S5 and policy CE-S4 Cultural Heritage. 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 (CE-S6); or</p> <p>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</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 wildlife species and habitats.

Draft Policy	Potential Impact on Natura 2000 Sites	Natura 2000 sites Potentially Affected	Comment
environmental benefits are included as part of the scheme.			
<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 in accordance with policies CE-S1, CE-S2, CE-S4 and CE-S5.</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 in a settlement is consistent with policies AC-D1 and AC-S3.</p> <p>b) Utility and service supplies will be routed underground (AC-D5).</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 only be permitted where it can be demonstrated that:</p> <p>a) The building can be managed effectively without new access provision;</p> <p>b) The proposal does not involve alterations to the external fabric and surroundings of the building that would materially affect the character or appearance of the building and its setting; and</p> <p>c) The building is well related to the rights of way network or access land.</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 in accordance with CE-S2
<p>RT-D7 CERTIFICATED CARAVAN & 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 existing building groups or settlements, with appropriate landscape screening where necessary;</p> <p>b) they are in a location where there are no adverse impacts on sensitive wildlife species and habitats;</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.

Draft Policy	Potential Impact on Natura 2000 Sites	Natura 2000 sites Potentially Affected	Comment
<p>c) access and parking requirements can be easily accommodated without adversely impacting on landscape character and the historic environment;</p> <p>d) new permanent buildings, site excavation or other site improvements will not be required; and</p> <p>e) they are not located in an area at risk of flooding (CC-D1).</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>			
<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);</p> <p>b) there is no intensification of use or activity, and the site is retained as a single business unit;</p> <p>c) the existing site area is not extended;</p> <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>.</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>	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.

Draft Policy	Potential Impact on Natura 2000 Sites	Natura 2000 sites Potentially Affected	Comment
<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 water supply or drainage facility;</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) there are no adverse impacts on sensitive wildlife species and habitats ;</p> <p>f) they have low environmental impact through avoidance of site treatments including excessive areas of hard-standing, site levelling, re-profiling, and fencing; and have limited physical connection with the ground;</p> <p>g) 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>h) 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 impervious 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 (CC-D1), and:</p>	None likely	None	<p>No significant effect likely – the policy concerns caravan sites and sub policy 1e ensures no adverse effects on wildlife interests and wildlife species and habitats. Sub policy 3 also states that ‘... opportunities should be taken to enhance the restoration of the site that will support biodiversity (CE-S2).’</p>

Draft Policy	Potential Impact on Natura 2000 Sites	Natura 2000 sites Potentially Affected	Comment
<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(CE-S5, CE-S6); 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. Structures will be removed from the site should they become redundant to the approved use, and the site restored to its former condition - opportunities should be taken to enhance the restoration of the site that will support biodiversity and green infrastructure (CE-S2, CE-S3).</p>			
<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 are consistent with CE-S2 Biodiversity, CE-S5 Principles for the Conversion or Structural Alteration of Traditional Buildings, CE-S6 Principles for the Conversion or Structural Alteration of Non-Traditional Buildings, CE-S7 Design & Sustainable Construction Principles and RT-S1 Recreation & Tourism;</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, environmental capacity, landscape character, visual amenity and existing enjoyment of the area;</p> <p>c) it is in or adjoining a named local service centre or village (GP4);</p> <p>i) Where they cannot be accommodated in a local service centre or village, 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 the development;</p>	None likely	None	No significant effect likely – the policy concerns recreational development and sub policy 1a states that development must be consistent with Policy CE-S2 Biodiversity and sub policy 1b with wildlife sensitivity

Draft Policy	Potential Impact on Natura 2000 Sites	Natura 2000 sites Potentially Affected	Comment
<p>d) There is adequate access, including by sustainable modes of transport, parking can be accommodated unobtrusively and the existing local road network has capacity to service the development (AC-S1); and</p> <p>e) The development will be removed and land restored to its former condition when the building/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 individually and cumulatively they:</p> <p>a) are consistent with RT-S1 Recreation & Tourism, CE-S1 Landscape Character;</p> <p>b) do not adversely affect the natural environment or amenity of the surrounding area or neighbouring properties either directly or indirectly including through pollution and visual intrusion (CC-S5; CE-D1);</p> <p>c) re-use existing buildings consistent with Policy CE-S5 Principles for the Conversion of Structural Alteration of Traditional Buildings or, where appropriate, CE-S6 Principles for the Conversion or Structural Alteration of Non-Traditional Buildings. Where this is not possible the need for a new building must be clearly demonstrated and proposals must be consistent with other policies in this plan. Siting should be well related to existing buildings;</p> <p>d) 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 (AC-D1);</p> <p>e) are appropriate to the landscape setting and the environmental capacity of the area in terms of the intensity of use or activity;</p> <p>f) are sited sensitively in terms of visual impact and, 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 (CE-S7);</p> <p>g) have adequate and suitable grazing land to support the development proposed;</p>	None likely	None	No significant effect likely – the policy concerns equestrian development and sub policy 1b ensures no adverse effects on the natural environment. Sub policy 1i relates to the regulation of equestrian routes so that harm to nature conservation is avoided

Draft Policy	Potential Impact on Natura 2000 Sites	Natura 2000 sites Potentially Affected	Comment
<p>h) do not generate the need for a separate dwelling that cannot be met by an existing dwelling or through the conversion of a traditional building (HC-D4, HCD12);</p> <p>i) are well related to suitable networks of equestrian routes which are capable of supporting the additional usage in accordance with RT-12 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</p> <p>j) ensure the site is managed in accordance with a land management plan agreed by the National Park Authority.</p> <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>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; c) character and appearance; and d) biodiversity or historic environment. <p>2. Where proposals will adversely affect the access network applicants will be required to demonstrate that:</p> <ul style="list-style-type: none"> a) the need for and benefit of the development clearly outweighs any harm to the current access network; b) there is no appropriate alternative location; c) any harm will be kept to a minimum; d) the affected network will be improved and enhanced to protect users' interests; e) opportunities have been sought to provide linkages between routes, and strengthen the green infrastructure network (CE-S3, CE-D2); and f) an acceptable diversion and/or compensatory land of equal or better quality are provided where necessary. 	None likely	None	No significant effect likely – the policy concerns access land and rights of way safeguarding and provides that adverse effects on biodiversity are avoided (sub policy 1d)
<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 will be safeguarded as important historic assets valuable to the cultural heritage of the National Park and protected from development that would prevent its reuse for expansion of the access network and/or the reinstatement of the former railway (RT-S2</p>	None likely	None	No significant effect likely – the policy is for safeguarding railway routes from development only.

Draft Policy	Potential Impact on Natura 2000 Sites	Natura 2000 sites Potentially Affected	Comment
<p>Reinstatement of Lynton and Barnstaple Railway).</p> <p>2. Where proposals will enable the expansion of the access network and/or the reinstatement of the former railway partial deviation from the original railway route will only be considered where it can be demonstrated that a linear continuous route cannot be reasonably achieved 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> <p>3. Safeguarding of these routes does not imply the acceptance of the principle of any reinstated railway.</p>			
<p>RT-S2 REINSTATEMENT OF THE LYNTON AND BARNSTAPLE RAILWAY</p> <p>1. Proposals for the re-instatement of the Lynton and Barnstaple Railway should be in accordance with other policies in this Plan and the following criteria:</p> <p>a) The proposal should seek to re-instate and replicate the former narrow gauge railway including the line of the original route and the siting, design, appearance, floor space and materials of the associated structures/buildings. 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 any other way;</p> <p>b) Reinstatement proposals should:</p> <p>i) Seek to re-use the original buildings associated with the former railway both within and outside the National Park.</p> <p>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.</p> <p>iii) New buildings will only be considered where the National Park Authority is satisfied that it has been demonstrated that there are no existing buildings suitable for re-use;</p> <p>c) The proposal should not generate the need for a separate new build dwelling and any dwelling proposals should accord with HC-S1 Housing, HC-D2 New Build Dwellings in Settlements, HC-D5 New Build Dwellings in the Open Countryside and CE-S5 Principles for the Conversion or Structural Alteration of Traditional Buildings;</p> <p>d) Infrastructure, buildings and similar structures</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 and states that it should be in accordance with other policies in this plan which would include Policy CE-S2.

Draft Policy	Potential Impact on Natura 2000 Sites	Natura 2000 sites Potentially Affected	Comment
<p>should reflect the traditional character of the original railway including through design, materials, scale, layout, form, architecture, appearance, detailing and boundary treatments;</p> <p>e) Detailed documentary evidence to demonstrate how the proposal has reflected and replicated the original character of the former railway should be submitted with the application;</p> <p>f) The proposal should be integrated in its setting in accordance with CE-S7 Design & Sustainable Construction Principles. Landscaping appropriate to the site and character of the area and having regard to traditional features of the former railway should be incorporated as part of the proposal;</p> <p>g) Sustainable construction methods should be used, unless they compromise the historical accuracy and appearance of the former railway (CE-S7);</p> <p>h) The proposal should accord with AC-D1 Transport and accessibility requirements for development and provide a travel plan (AC-S1 Sustainable Transport; RT-S1 Recreation & Tourism). The proposal should incorporate measures to enable safe access by walking, cycling and public transport and to minimise traffic generation and the need for parking. The proposal should also accord with RT-D12 Access Land and Rights of Way, CE-S3 Green Infrastructure and CE-D2 Green Infrastructure Provision;</p> <p>i) Any proposed highway infrastructure will only be considered where it can be demonstrated that it is essential to the proposal and will not lead to unacceptable impacts to road users or lead to the severance of existing highway routes. Infrastructure, including crossings, should be of an appropriate scale and design (including through the use of natural and traditional materials);</p> <p>j) Parking provision should be minimised and of a scale commensurate with the average daily usage annually and designed to ensure that it is integrated with the surrounding landscape character and setting. Provision of permanent parking to meet peak parking demand will not be permitted (AC-D2; AC-D3); and</p> <p>k) If the use of the re-instated railway becomes redundant the rail line will be safeguarded as an important linear access route, for its recreational and historic value. A legal agreement will be sought to ensure the line is retained as a continuous linear access route (RT-D13).</p>			
AC-S1 SUSTAINABLE TRANSPORT	None likely	None	No significant effect likely – the policy concerns the

Draft Policy	Potential Impact on Natura 2000 Sites	Natura 2000 sites Potentially Affected	Comment
<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:</p> <ul style="list-style-type: none"> a) Support public transport provision, community based demand-responsive transport and car sharing b) Encourage provision for walking, cycling and horse-riding including cross boundary linkages with neighbouring authorities (RT-D12) c) Support low carbon travel Support measures to increase future resilience of transport infrastructure at risk from climate change and extreme weather events [move to AC-S2] d) Improve information provision to make it easier for residents and visitors to travel without a car. 			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 provision or new access roads, signage and street furniture reflect local character and:</p> <ul style="list-style-type: none"> 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 (CE-S1 Landscape Character, CE-S4 Cultural Heritage, and CE-S7 Design & Sustainable Construction Principles) b) Maintain and, where possible, enhance the rural character of roads. 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. d) Incorporate wildlife enhancements and landscaping schemes where appropriate. e) Maintain and enhance existing rights of way in accordance with RT-S1 (Recreation and Tourism) and RT-D12 (Access Land and Rights of Way). f) Minimise disturbance and damage during maintenance or construction. g) Minimise lighting (CC-D1), highways signage and reduce clutter. h) Take account of road safety interests particularly 	None likely	None	Uncertain – the policy concerns transport infrastructure and includes policy for incorporating wildlife enhancements (Sub policy 1d) where possible. However, there is no reference to impacts from transport infrastructure on sensitive habitats and species or to Policy CE-S2

Draft Policy	Potential Impact on Natura 2000 Sites	Natura 2000 sites Potentially Affected	Comment
<p>for non-motorised modes of transport, and the capacity and function of the road network.</p> <p>i) Support measures to increase future resilience of transport infrastructure at risk from climate change and extreme weather events.</p> <p>2. New roads are not considered to be appropriate in the National Park context, except where they are required for access to new development or would result in substantial environmental gain.</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 foot 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) Support 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 development and contribute to the conservation or enhancement of the area in accordance with policies CE-S1, CE-S3, CE-S4 and CE-S7.</p> <p>2. Where development is likely to generate severe 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>3. Development which will cause unacceptable levels of traffic in terms of the environmental or physical capacity of the local road network, or would prejudice road safety interests, will not be permitted.</p>	<p>Loss, severance or degradation of flight lines of bats</p> <p>Habitat loss and degradation</p>	<p>Exmoor and Quantocks Oak Woodlands SAC</p> <p>Exmoor Heaths SAC</p>	<p>Uncertain – The policy is non locational and therefore could possibly effect a Natura 2000 site both within and out with its designated boundaries. The Policy specifically refers directly to CE-S1, CE-S3, CE-S4 and CE-S7 but not to CE-S2 regarding biodiversity which includes impacts on Natura 2000 sites out with the designated area.</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 use of shared surfaces where appropriate.</p>	<p>None likely</p>	<p>None</p>	<p>No significant effect likely – the policy concerns traffic management only</p>

Draft Policy	Potential Impact on Natura 2000 Sites	Natura 2000 sites Potentially Affected	Comment
<p>2. The Exmoor Route Network will form the framework for traffic management in the National Park.</p> <p>3. 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.</p> <p>4. Proposals for new development should make adequate provision for parking in accordance with AC-D2.</p>			
<p>AC-D2 PARKING PROVISION AND STANDARDS</p> <p>1. Proposals will be permitted where they make appropriate provision for parking including for bicycles, motorcycles, disabled users and car sharing</p> <p>2. Car parking provision should be minimised, taking into account environmental constraints. Parking provision should be well designed and integrated with a high quality built environment. 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 or in appropriate cases, no car parking provision. Proposals for higher levels of cycle parking will be favourably considered.</p>	None likely	None	No significant effect likely – the policy concerns parking provision and standards only
<p>AC-D3 TEMPORARY PARKING</p> <p>Temporary overflow measures may be permitted to accommodate peak parking demand only where the shortfall in parking is causing an adverse impact on the environment and character of the area and/or the amenity of local communities, and the design of the proposal is in accordance with the requirements for permanent parking (AC-D2 Parking).</p>	<p>Loss or degradation of habitat</p> <p>Disturbance to otters at holt sites</p>	<p>Exmoor and Quantocks Oak Woodlands SAC</p> <p>Exmoor Heaths SAC</p>	Uncertain – the location of temporary parking is not specified and could possibly be located on SAC habitats. Although AC-D2 refers to environmental constraints these are not specified.
<p>AC-S4 ELECTRICITY AND COMMUNICATIONS NETWORKS</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>	None likely	None	No significant effect likely – the policy concerns electricity and communications networks and specifically refers to Policy CE-S2.

Draft Policy	Potential Impact on Natura 2000 Sites	Natura 2000 sites Potentially Affected	Comment
<p>a) The location, siting, scale and design of structures will not cause any adverse impacts on landscape and/or seascape character (CE-S1), visual amenity, biodiversity (CE-S2) and cultural heritage (CE-S4) of the National Park and are consistent with the requirements of policies AC-D4 – AC-D6.</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.</p> <p>c) Provision is made for the removal of apparatus and reinstatement of land when the apparatus becomes redundant.</p> <p>3. Major (GP3 Major Development) and nationally significant transmission infrastructure including high voltage transmission lines and landfall cabling and substations from large scale offshore renewable energy schemes will be resisted.</p>			
<p>AC-D4 RADIO AND MOBILE TELECOMMUNICATIONS INFRASTRUCTURE</p> <p>1. Proposals for radio and mobile telecommunications development will only be permitted where:</p> <p>a) They will first seek to share existing infrastructure where there is capacity in landscape terms, and no increase in height of existing masts is required. Where it can be demonstrated that this is not possible:</p> <p>b) Apparatus will be sited on existing features such as buildings or trees; to minimise adverse effects on landscape character. Where it can be demonstrated that this is not possible:</p> <p>c) Apparatus is designed to be camouflaged and concealed as a natural or traditional feature as appropriate and will not be noticeable as a new telecommunications structure.</p> <p>2. In determining all proposals:</p> <p>a) the highest standards of design will be sought in terms of colour, dimensions, construction and overall shape to minimise any visual impact;</p> <p>b) there will be no unacceptable cumulative or sequential visual impact with other vertical structures in the landscape;</p> <p>c) the amenity of nearby residents and visitors is</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

Draft Policy	Potential Impact on Natura 2000 Sites	Natura 2000 sites Potentially Affected	Comment
<p>protected;</p> <p>d) there are no unacceptable impacts on heritage assets (CE-S4); and</p> <p>e) opportunities for enhancement of the landscape including consolidation of any existing telecommunications infrastructure will be sought.</p> <p>3. A condition will be attached to any planning consent to ensure that there will be ongoing management in place where trees are essential in providing camouflage to antenna within trees or for masts disguised as trees.</p>			
<p>AC-D5 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, CE-S2, CE-S4 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-S3) will only be permitted where:</p> <p>a) they will be undergrounded;</p> <p>b) they will not adversely affect landscape and seascape character biodiversity, cultural heritage or recreational use of the coast; and</p> <p>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-S2 and CE-S4.</p>	None likely	None	No significant effect likely – The policy concerns fixed line transmission infrastructure and specifically refers to Policy CE-S2 (Sub policy 1) and where proposals are for electrical cabling from renewable energy schemes that there will be no adverse effect on biodiversity (sub policy 2b).
<p>AC-D6 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>	None likely	None	No significant effect likely – the policy refers satellite antennae only.

Draft Policy	Potential Impact on Natura 2000 Sites	Natura 2000 sites Potentially Affected	Comment
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>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 them be achieved</p>	<p>Loss or degradation of habitat</p> <p>Disturbance to bat roosts and / or otters</p>	<p>Exmoor and Quantocks Oak Woodlands SAC</p> <p>Exmoor Heaths SAC</p>	<p>Uncertain – the policy is aspirational giving advice and support to local communities which should include issues relating to impacts on the Exmoor SAC sites. However, local actions may arise that potentially affect the conservation objectives of a SAC.</p>
<p>ES-S2 LYNTON & LYNMOUTH NEIGHBOURHOOD PLAN</p> <p>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. Development management policies in the Local Plan will only be given greater weight where the Neighbourhood Plan is silent, indeterminate or out of date.</p> <p>2. 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, which ever is earlier, unless it is considered that the proposal would otherwise have a detrimental impact on the achievement of National Park purposes.</p>	None likely	None	<p>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 strategic policies in the Exmoor Local Plan which includes CE-S2.</p>

7. Counteracting Measures

Counter-acting Measures and Conclusions

- 7.1 This chapter will set out counter-acting measures to any impact arising from implementation of the policy to negate the potential significant effect identified in the previous chapter. This may be in the form of wording to policy text. This includes both Orange highlighted policies where was a potential significant effect and Yellow highlighted polices where although it was considered no significant effect was likely that policy required greater clarity or cross referencing for the sake of consistency in order that the plan is robust in its compliance with the requirements of the Habitats Regulations.
- 7.2 Actions where counter-acting measures, at this stage, do not negate the potential for a significant effect need to be re-considered before bringing forward into the final stage of Local Plan development. These policies may require a Stage 2 'Appropriate Assessment' if significant effects cannot be negated at this stage.

Table 9: Counter-acting Measures and Conclusions

Policy	Natura 2000	Feature	Potential Issue	Counter-acting Measure	Conclusion
HC-D9 Residential Caravans	Exmoor and Quantocks Oak Woodlands SAC Exmoor Heaths SAC	All	Loss or degradation of habitat or disturbance	Add to sub policy 2c after ' <i>visual amenity</i> ' and sensitive habitats an wildlife species'	Reinforces no significant effect conclusion where no reference has been made to CE-S2 and places biodiversity on a par with landscape and visual amenity
HC-S6 Travelling Communities	Exmoor and Quantocks Oak Woodlands SAC Exmoor Heaths SAC	All	Loss or degradation of habitat or disturbance	Add 'wildlife' to sub policy 1d before ' <i>landscape</i> '	Reinforces no significant effect conclusion where no reference has been made to CE-S2 and places biodiversity on a par with landscape
SE-S1 A Sustainable Economy	Exmoor and Quantocks Oak Woodlands SAC Exmoor Heaths SAC	All	Loss or degradation of habitat or disturbance	Add 'sensitive habitats and wildlife species' to sub policy 1b after ' <i>landscape</i> '	Reinforces no significant effect conclusion where no reference has been made to CE-S2 and places biodiversity on a par with landscape

Policy	Natura 2000	Feature	Potential Issue	Counter-acting Measure	Conclusion
RT-S1 Recreation and Tourism	Exmoor and Quantocks Oak Woodlands SAC Exmoor Heaths SAC	All	Loss or degradation of habitat or disturbance	In 1b add after ' <i>special qualities</i> ' 'including its wildlife'	Reinforces no significant effect conclusion where no reference has been made to CE-S2
AC-S2 Transport Infrastructure	Exmoor and Quantocks Oak Woodlands SAC Exmoor Heaths SAC	All	Loss or degradation of habitat or disturbance	Add new sub policy to 1 before d – 'Maintain and protect biodiversity'	Reinforces no significant effect conclusion where no reference has been made to CE-S2
AC-D1 Transport and Accessibility Requirements of Development	Exmoor and Quantocks Oak Woodlands SAC Exmoor Heaths SAC	All	Loss or degradation of habitat or disturbance	Add '(CE-S2)' to the list of policies referred to in sub policy 1d	No significant effect likely – there is clear reference to CE-S2 on Biodiversity
AC-D3 Temporary Parking	Exmoor and Quantocks Oak Woodlands SAC Exmoor Heaths SAC	All	Loss or degradation of habitat or disturbance	Add after ' <i>amenity of local</i> ' 'sensitive habitats and wildlife species'	No significant effect likely – in the absence of reference to CE-S2 there is provision for sensitive habitats and wildlife species
AC-D4 Radio and Mobile Telecommunications Infrastructure	Exmoor and Quantocks Oak Woodlands SAC Exmoor Heaths SAC	Habitats	Loss or degradation of habitat	Add to sub policy 2 'There will be no adverse effects on sensitive habitats and wildlife species (CE-S2)'	No significant effect likely – the policy refers to CE-S2
ES-S1 Supporting Local Communities	Exmoor and Quantocks Oak Woodlands SAC Exmoor Heaths SAC	All	Loss or degradation of habitat or disturbance	See following section	See following section

Exmoor's Settlements Assessment (Policy ES-S1)

Assessment

7.3 The following section considers each of the Exmoor settlements in the draft 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.

Table 10: 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	Uncertain - The Burridge Woods component site of the SAC lies just to the north of the town. The River Barle supports otters. However, the location of any development proposed is not known.
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 9.
Porlock	Disturbance or fragmentation of commuting habit; degradation of foraging habitat of barbastelle bats	Exmoor and Quantocks Oak Woodlands SAC	Uncertain - 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. However, the location of any development proposed is not known.
Allerford	Disturbance or fragmentation of commuting habit; degradation of foraging habitat of barbastelle bats	Exmoor and Quantocks Oak Woodlands SAC	Uncertain - Barbastelle bats from the SAC are likely to commute and forage around the village. However, the location of any development proposed is not known.
Barbrook	None likely	None	No significant effect likely
Brendon	Habitat degradation	Exmoor and Quantocks Oak Woodlands SAC	Uncertain - 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. However, the location and scale of any development proposed is not known.
Bridgetown and Exton	None likely	None	No significant effect likely
Brompton Regis	None likely	None	No significant effect likely

Local Community	Potential Impact on Natura 2000 Sites	Natura 2000 sites Potentially Affected	Comment
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
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	Uncertain – Otters, a feature of the SAC, may be and present in the River Barle. Development may result in increased access to the watercourse causing disturbance. However, the location and scale of any development proposed is not known.
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	Uncertain - Barbastelle bats, a feature of the SAC, are likely to be foraging to the south and east of the village. However, the location of any development proposed is not known.
Wooton Courtney	Disturbance or fragmentation of commuting habit; degradation of foraging habitat of barbastelle bats	Exmoor and Quantocks Oak Woodlands SAC	Uncertain - Barbastelle bats, a feature of the SAC, are likely to be foraging around the village. However, the location of any development proposed is not known.
Countisbury	Habitat degradation and / or loss	Exmoor and Quantocks Oak Woodlands SAC Exmoor Heaths SAC	Uncertain – there are potentially leisure and recreational impacts on heathland to the north of the community in Exmoor Heaths SAC and to sensitive woodland habitats to the south in the Exmoor and Quantocks Oak Woodlands SAC. However, the location and scale of any development proposed is not known.

Local Community	Potential Impact on Natura 2000 Sites	Natura 2000 sites Potentially Affected	Comment
Hawkridge	None likely	None	No significant effect likely
Heasley Mill	None likely	None	No significant effect likely
Kentisbury	None likely	None	No significant effect likely
Luccombe	Disturbance or fragmentation of commuting habit; degradation of foraging habitat of barbastelle bats	Exmoor and Quantocks Oak Woodlands SAC	Uncertain - Barbastelle bats, a feature of the SAC, are likely to be foraging and /or commuting around the village. However, the location of any development proposed is not known.
Martinhoe	None likely	None	No significant effect likely
Oare / Malmsmead	Habitat degradation and / or loss	Exmoor Heaths SAC	Uncertain – There is potential for leisure and recreational impacts on heathland near to the community in the SAC. However, the location and scale of any development proposed is not known.
Porlock Weir	Disturbance or fragmentation of commuting habit; degradation of foraging habitat of barbastelle bats	Exmoor and Quantocks Oak Woodlands SAC	Uncertain - Barbastelle bats, a feature of the SAC, are likely to be foraging to the south of the village. However, the location of any development proposed is not known.
Selworthy	Disturbance or fragmentation of commuting habit; degradation of foraging habitat of barbastelle bats	Exmoor and Quantocks Oak Woodlands SAC	Uncertain - Barbastelle bats, a feature of the SAC, are likely to be foraging to the south of the village. However, the location of any development proposed is not known.
Twitchen	Habitat degradation and / or loss	Exmoor Heaths SAC	Uncertain - the SAC to the east of the settlement but located the other side of the river. Potentially there are leisure and recreational impacts on heathland near to the community. However, the location and scale of any development proposed is not known.
West Porlock	Disturbance or fragmentation of commuting habit; degradation of foraging habitat of barbastelle bats	Exmoor and Quantocks Oak Woodlands SAC	Uncertain - Barbastelle bats, a feature of SAC, are likely to be foraging to the south of the village and commuting through and to the west end of the community to access feeding territories on the coastal salt marsh. However, the location of any development proposed is not known.

Local Community	Potential Impact on Natura 2000 Sites	Natura 2000 sites Potentially Affected	Comment
Withycombe	None likely	None	No significant effect likely

Counter-acting Measures

7.4 A number of settlements have been identified in Table 10 above as potentially having a significant effect on an Exmoor National Park SAC. However, as the Local Plan does not specify the location or scale of any development within these settlements it is not possible to conclude ‘no significant effect’ at this higher tier of Plan with certainty.

7.5 Therefore, it is essential that the uncertainty concerning policy that may cause likely significant effects to qualifying features of European sites is removed by clearly stating that where plans and projects supported by the Local Plan’s policies may affect European site that a Habitats Regulations Assessment will be required. It is considered that:

a) The higher tier plan assessment cannot reasonably assess the effects on a European site in a meaningful way, principally because the location of any development cannot be specified at this stage; whereas

b) The lower tier Habitats Regulations Assessments will be effective in protecting the European site, because the lower tier plan has the capability, scope and flexibility to ensure there are no adverse effects on integrity; and

c) The Habitats Regulations Assessment of the plan or project at the lower tier is required as a matter of law or Government policy.

7.6 It is recommended that Policy ES-S1 Supporting Local Communities be amended to read:

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 them be achieved.

Advice will include whether any plans or projects would require a ‘test of likely significance’ under the Habitats Regulations 2010 for potential effects on the integrity of features within or outside designated Special Areas of Conservation.

8. Recommendations

8.1 It is recommended that the following amendments and/or additions be made to policies in the draft Local Plan 2011 - 2030. 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.

8.2 The amendments and / or additional wording are as follows:

Table 11: Recommendations

Policy	Amendment
HC-D9 Residential Caravans	Add to sub policy 2c after ' <i>visual amenity</i> ' 'and sensitive habitats an wildlife species'
HC-S6 Travelling Communities	Add ' wildlife ' to sub policy 1d before ' <i>landscape</i> '
SE-S1 A Sustainable Economy	Add ' sensitive habitats and wildlife species ' to sub policy 1b after ' <i>landscape</i> '
RT-S1 Recreation and Tourism	In 1b add after ' <i>special qualities</i> ' 'including its wildlife'
AC-S2 Transport Infrastructure	Add new sub policy to 1 before d – 'Maintain and protect biodiversity'
AC-D1 Transport and Accessibility Requirements of Development	Add ' (CE-S2) ' to the list of policies referred to in sub policy 1d
AC-D3 Temporary Parking	Add after ' <i>amenity of local</i> ' 'sensitive habitats and wildlife species'
AC-D4 Radio and Mobile Telecommunications Infrastructure	Add to sub policy 2 'There will be no adverse effects on sensitive habitats and wildlife species (CE-S2)'
ES-S1 Supporting Local Communities	Add sub policy: Advice will include whether any plans or projects would require a 'test of likely significance' under the Habitats Regulations 2010 for potential effects on the integrity of features within or outside designated Special Areas of Conservation.

9. Conclusion

- 9.1 It is considered that provided the counter acting measures as set out in Chapter 8 are incorporated into the final 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.
- 9.2 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.

Bibliography

Basset, S. & Winn, J. 2010. Otters in Scotland: How vulnerable are they to disturbance? *In Practice* 70: 19 – 22.

Bennett, V. J., Beard, M., Zolner, P. A., Fernández-Juricic, E., Westphal, L. & LeBlanc, C. L. 2009. Understanding wildlife responses to human disturbance through simulation modelling: A management tool. *Ecological Complexity* 6 (2009) 113 – 134.

Bignall, K., Ashmore, M. & Power, S. 2004. *The ecological effects of diffuse air pollution from road transport*. English Nature Research Report No. 580. Peterborough: English Nature.

Bignall, K. L., Ashmore, M. R., Headley, A. D., Stewart, K. & Weigert, K. 2007. Ecological impacts of air pollution from road transport on local vegetation. *Applied Geochemistry* 22, 6, June 2007, 1265–1271

Billington, G. 2000. *Holnicote Estate, Somerset - Horner Woods Barbastelle Bat: radio tracking study*. Holnicote: The National Trust.

Chanin, P. 1993. *Otters*. London: Whittet Books

Chanin, P. 2003. *Ecology of the European Otter* *Lutra lutra*. Peterborough: English Nature

Department for Communities and Local Government. 2006. *Planning for the Protection of European Sites: Appropriate Assessment Under The Conservation (Natural Habitats, &c.) Regulations 2006 – Guidance for Regional Spatial Strategies and Local Development Documents*. DCLG, London

Dietz, C., von Helversen, O. & Nill, D. 2009. *Bats of Britain, Europe and Northwest Africa*. London: A. & C. Black Publishers Ltd.

Dodd, A.M., Cleary, B. E., Dawkins, J. S., Byron, H. J., Palframan, L. J. & Williams, G. M. 2007. *The Appropriate Assessment of Spatial Plans in England*. Sandy: Royal Society for the Protection of Birds

Entwhistle, A. C., Harris, S., Hutson, A. M., Racey, P. A., Walsh, A., Gibson S. D., Hepburn, I. & Johnston, J. 2001. *Habitat management for bats: A guide for land managers, landowners and their advisors*. JNCC, Peterborough.

Evink, G. L. 2002. *Interaction Between Roadways and Wildlife Ecology: A Synthesis of Highway Practice*. Washington D. C.: Transportation Research Board

Finney, S. K., Pearce-Higgins, J. W. & Yalden, D. W. 2005. The effect of recreational disturbance on an upland breeding bird. The golden plover *Pluvialis apicara*: in *Biological Conservation*, 121, 53 -63.

Fowles, A. P. 2003, amended 2004. *Guidance Notes for the Definition and Mapping of Habitat Quality for Marsh Fritillaries (Natural Science Report No. 03/5/01)*. Cardiff: Countryside Council for Wales

Hoskin, R. & Tyldesley, D. 2006. *How the scale of effects on internationally designated nature conservation sites in Britain has been considered in decision making: A review of authoritative decisions*. English Nature Research Report No. 704. Peterborough: English Nature.

Gilbert, O. & Bevan, D. 1997. The effect of urbanisation on ancient woodlands. *British Wildlife 8: 213 -218*

Greenway, F. 2001. The Barbastelle in Britain: in *British Wildlife 12, 5, 327-334*

Greenway, F. 2004. *Advice for the management of flightlines and foraging habitats of the barbastelle bat Barbastella barbastellus*. Peterborough: English Nature.

Greenaway, F. 2008. *Barbastelle Bats in the Sussex West Weald 1997- 2008*. Sussex Wildlife Trust/ West Weald Landscape Partnership

Greenaway, F. 2008b. Barbastelle bat *Barbastella barbastellus*: in Harris, S. & Yalden, D. W. (eds.) 2008. *Mammals of the British Isles: Handbook, 4th Edition*. Southampton: The Mammal Society

Greenway, F. & Hill, D. 2005. *Woodland management advice for Bechstein's bat and barbastelle bat*. Peterborough, English Nature.

Hanski, I. 1999. *Metapopulation Ecology*. Oxford: Oxford University Press.

Helldin, J. O. & Seiler, A. 2003. *Effects of roads on the abundance of birds in Swedish forest and farmland*. Riddarhyttan: Swedish University of Agricultural Science.

Hötker, H., Thomsen, K-M. & Jeromin, H. 2006. Impacts on biodiversity of exploitation of renewable energy sources: the example of birds and bats. Norderstedt: Books on Demand GmbH

Land Use Consultants. 2005. *Going, going, gone? The cumulative effects of land development on biodiversity in England*. English Nature Research Report No. 626. Peterborough: English Nature.

Liley, D. et al. 2005. *English Nature Research Report 682: Visitor access patterns on the Thames Basin Heaths*. Peterborough: English Nature,

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

Lowen, J., Liley, D., Underhill-Day, J. & Whitehouse, A. 2009. *Access and Nature Conservation Reconciliation: Supplementary Guidance for England*. Peterborough: Natural England.

McCafferty, D. J. (n/d): *Ecology and Conservation of Otters (Lutra lutra) in Loch Lomond and the Trossachs National Park*. Glasgow: Department of Continuing Education, University of Glasgow

Macdonald, S. F. & Mason, C. F. 1994. *Status and Conservation Needs of the Otter (Lutra Lutra) in the Western Palaearctic (Nature and Environment)*. Council of Europe.

Mason, C. F. 1995. Habitat Quality, Water Quality and Otter Distribution. *Hystrix (n.s.)* 7 (1 - 2) (1995): 195 -207.

Mitchell-Jones, T. 2004. *Bat Mitigation Guidelines*. Peterborough: Natural England.

Mitchell-Jones, T. & Carlin, C. 2009. *Natural England Technical Information Note TIN051 Bats and onshore wind turbines: Interim guidance*. Peterborough: Natural England

Office of the Deputy Prime Minister. 2006. *Planning for Biodiversity and Geological Conservation – A Guide to Good Practice*. London: Her Majesty's Stationary Office

Outen, A. R. 2002. The ecological effects of road lighting: in Sherwood, B., Cutler D. & Burton J. (eds.) 2002. *Wildlife and Roads: The Ecological Impact*. London: Imperial College Press.

Penny Anderson Associates. 2009. *Countryside and Rights of Way Act 2000 Part1: Access to the Countryside*. Peterborough: Natural England.

Puttick, R. 2004. *Recreational Use of Exmoor's Moorlands – a study for the Exmoor National Park Authority*. Dulverton: Exmoor National Park Authority

Reijnen, M. J. S. M., Veenbaas, G. & Foppen, R. P. B. 1995. *Predicting the Effects of Motorway Traffic on Breeding Bird Populations*. Delft: Road and Hydraulic Engineering Division and DLO-Institute for Forestry and Nature research.

Reijnen, R., Foppen, R. & Meeuwsen, H. 1996. The effects of traffic on the density of breeding birds in Dutch agricultural grasslands: in *Biological Conservation* 75 (1996) 255-260

Safi, K. & Kerth, G. 2003. Secretions of the interaural gland contain information about individuality and colony membership in the Bechstein's bat: in *Animal Behaviour*, 2003, 65, 363–369

Schofield, H. & Morris, C. 2000. *Ranging Behaviour And Habitat Preferences Of Female Bechstein's Bat, Myotis Bechsteinii (Kuhl, 1818), In Summer*. Ledbury: The Vincent

Wildlife Trust.

Schofield, H. W. & Greenway, F. 2008. Bechstein's Bat *Myotis bechsteinii*: in Harris, S. & Yalden, D. W. (eds.) 2008. *Mammals of the British Isles: Handbook, 4th Edition*. Southampton: The Mammal Society.

Scott Wilson, Levett-Therivel Sustainability Consultants, Treweek Environmental Consultants & Landuse Consultants. 2006. *Appropriate Assessment of Plans*. Scott Wilson, Levett-Therivel Sustainability Consultants, Treweek Environmental Consultants & Landuse Consultants

Schtickzelle, N., Choutt, J., Goffart, P., Fichet, V. & Baguette, M. 2005. Metapopulation dynamics and conservation of the marsh fritillary butterfly: Population viability analysis and management options for a critically endangered species in Western Europe: in *Biological Conservation* 126 (2005) 569-581

Seiler, A. 2002. Effects of Infrastructure on Nature. In: Trocme, M., Cahill, S., De Vries, J. G., et al (eds) *COST 341 – Habitat Fragmentation due to transportation infrastructure: The European Review*, pp 31-50. Luxembourg: Office for the Official Publications of the European Communities,

Somerset County Council. 2009. *Somerset Econet project*. Wellington: Somerset Environmental Records Centre.

Stone, E. 2009. The impact of street lighting on lesser horseshoe bats: PhD, University of Bristol. *Presented at the South West Bat Conservation Trust Conference, 25 April, 2009*.

Treweek, J. 1999. *Ecological Impact Assessment*. Oxford: Blackwell Science UK.

Underhill-Day, J. C. 2005. *A literature review of urban effects on lowland heaths and their wildlife*. English Nature Research Report No. 623. Peterborough: English Nature.

Wayre, P. 1979. *The Private Life of the Otter*. London: B T. Batsford Ltd.

Woods, M., Macdonald, R. A. & Harris, S. 2003. Predation of wildlife by domestic cats in Great Britain: *Mammal Review*, 33, 2, 174 -188

Zeale, M. 2009. *Barbastelles in the Landscape: Ecological Research and Conservation in Dartmoor National Park*. Report for Dartmoor National Park/ SITA Trust.

<http://www.english-nature.org.uk/Special/sss/>

<http://www.jncc.gov.uk/page-4>