4. CONSERVING AND ENHANCING EXMOOR

Exmoor's Night Sky
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Exmoor's Landscapes and Seascapes

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

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

Context

4.1 Policies seek to ensure that the natural beauty of Exmoor National Park is conserved and enhanced while safeguarding the National Park's Dark Sky Reserve status through reducing light pollution.

4.2 The European Landscape Convention (ELC) defines landscape as *"an area, as perceived by people, whose character is the result of natural and/or human factors"*.[51] One of the key aims of the ELC is to integrate landscape into planning policy, recognising that landscape is a fundamental component of people's surroundings. The ELC principles are particularly promoted in addressing the planning and management of National Parks.

4.3 National policy emphasises the need to give great weight to conserving and enhancing the landscape and scenic beauty of National Parks. The National Parks' Circular recognises the significance of the living, working landscapes of the National Parks that have been influenced over centuries by land management activities such as farming and forestry. The protection and enhancement of these unique and beautiful landscapes and dark skies are central to developing the local economy and sustaining communities, whilst the diversity of the landscape character defines the quality and distinctiveness of the place. The character of the undeveloped coast should also be maintained to protect and enhance its distinctive landscape, particularly areas defined as Heritage Coast.[52]

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

4.5 The National Park forms almost 50% of the National Character Area of Exmoor.[53] The National Character Area profile highlights four statements of environmental opportunities that relate to landscape and wider environmental and cultural qualities of the area. Specific aspects of these opportunities include: protecting, managing and enhancing the highly distinctive and diverse landscape, including large areas of open 'wild' moorland, Atlantic coast, and deep wooded combes; and reinforcing the distinctive character of the mixed farmed landscape. Extreme tranquillity and dark skies are particularly identified as inspirational qualities of the area.

Landscape Character Assessment

4.6 Landscape Character Assessment (LCA) is central to the wider appreciation and understanding of landscapes and connection between people and place. The Exmoor National Park Landscape Character Assessment provides an evaluation of Exmoor's landscape character areas and types to provide a robust landscape framework that informs policy and decisions regarding the location and design of development and the capacity of the landscape to accept change; with the aim of reinforcing local distinctiveness.

4.7 The LCA identifies objectives which would benefit visual amenity and condition, thus improving landscape character.

4.8 The nine separate landscape character types on Exmoor (with 26 landscape character areas within those types) are identified on map 4.1 below. Each landscape character type defined in the LCA, has key characteristics that make a particular contribution to their distinctiveness. These characteristics reflect

[51] The UK ratified the European Landscape Convention (ELC) in 2006
[52] DCLG (2012) National Planning Policy Framework. (Paragraphs 114 –115). DCLG
[53] Natural England (2012) National Character Area profile 145

elements or combinations of elements (e.g. hedgerows, fields, rivers) that make up the landscape and should help inform proposals for the location and design of development to ensure that there is a positive relationship with their surroundings.

4.9 The appraisal of the landscape character types and areas shows a significant variety of landscape scene within the relatively small area of the National Park – this diversity of landscape informs Exmoor's character. However, due to the relatively limited extent of the National Park, these landscapes can be sensitive to change; including development affecting the character and appearance of the National Park's setting (within neighbouring local planning authority areas) and the visual amenities arising from extensive views out of and into the National Park. The Exmoor Landscape Action Plan takes forward recommendations from the LCA for each landscape character type, and identifies overarching quality objectives and specific actions for each of the landscape issues.[54]

Seascape Character Assessment

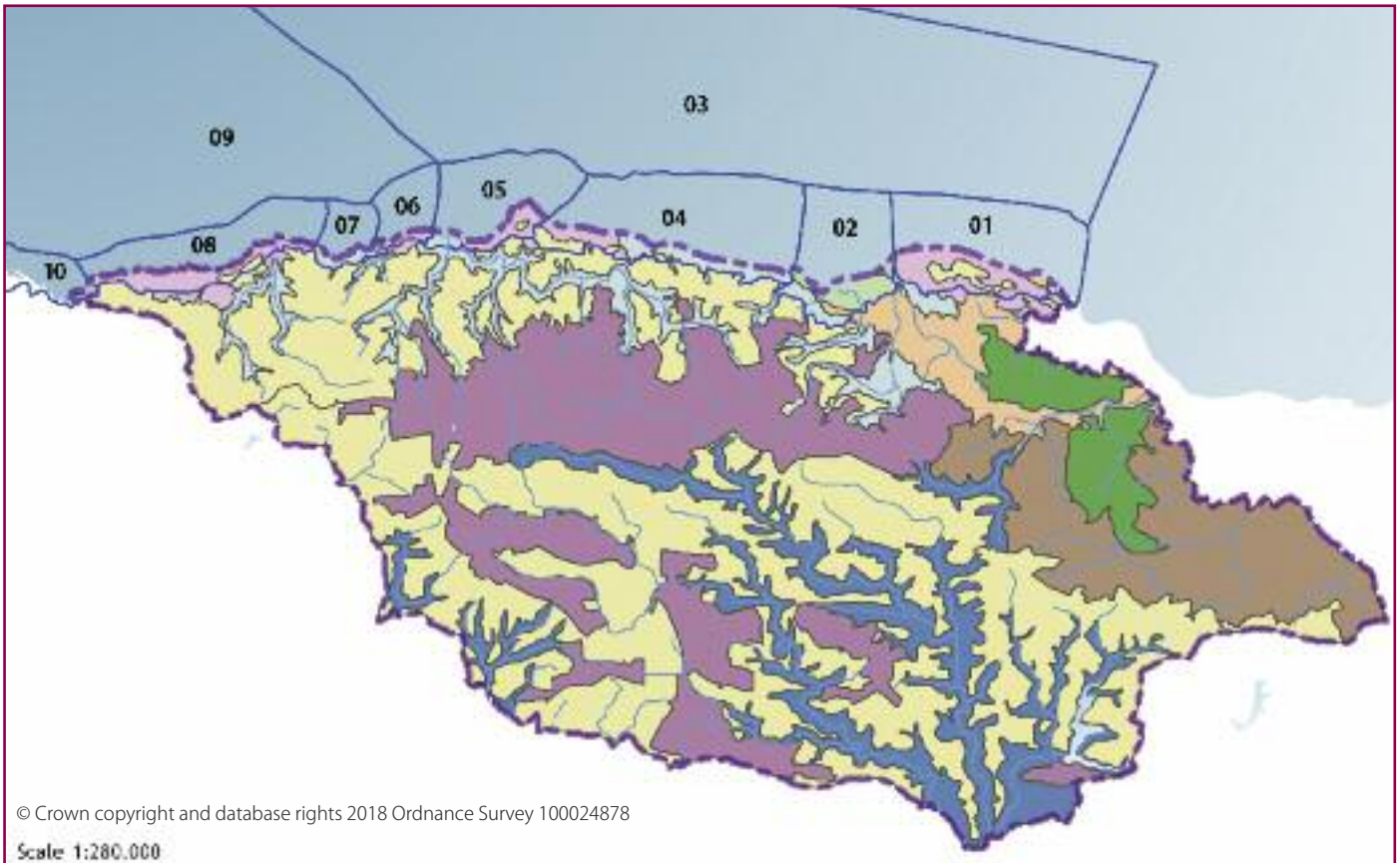
4.10 Seascape is defined by Natural England in the terms of the ELC as: "An area of sea, coastline and land, as perceived by people, whose character results from the actions and interactions of land with sea, by natural and/or human factors". This is reinforced by the Marine Policy Statement as 'landscapes with views of the coast or seas, and coasts and the adjacent marine environment with cultural, historical and archaeological links with each other'.[55]

4.11 The North Devon and Exmoor Seascape Assessment (SCA) covers 90 miles of coast, including the whole of the National Park coastline. The SCA will help support a number of activities including spatial planning with regard to development at sea and on the coast, complementing published Landscape Character Assessments. There are ten seascape character areas along the Exmoor coastline, including eight coastal areas and two offshore marine areas. The SCA defines the key characteristics, special qualities and key seascape sensitivities for each area.[56]

Foreland Point

[54] ENPA (2011) Exmoor Landscape Action Plan, ENPA, Dulverton
[55] HM Government, et al. (March 2011): UK Marine Policy Statement. The Stationery Office, London
[56] LUC (2015) The North Devon and Exmoor Seascape Character Assessment

Map 4.1 Landscape Character Types and Seascape Character Areas



Scale 1:280,000

0 5 10 km

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Exmoor National Park Authority Boundary

Landscape Character Type

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

Seascape Character Area

- 01: Minehead Harbour to Hurlstone Point
- 02: Porlock Bay
- 03: Central Bristol Channel
- 04: Gore Point to Countisbury Cove
- 05: The Foreland and Lynmouth Bay
- 06: Valley of Rocks
- 07: Lee and Woody Bays
- 08: Woody Bay to Little Hangman
- 09: Lower Bristol Channel
- 10: Ilfracombe and Combe Martin Bays

Landscape Resilience

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

4.13 Forests and woodlands are considered to be significant in achieving a resilient and coherent ecological network across England. The National Parks' Circular[57] and Natural Environment White Paper[58] aim for an increase in the area of woodland in National Parks and England as a whole, better management of existing woodlands, and a renewed commitment to conserving and restoring irreplaceable ancient woodlands. New and existing woodlands can provide: wildlife habitats, green space for people to use and enjoy (CE-S3 Biodiversity and Green Infrastructure), help to mitigate and adapt to the future changing climate through carbon sequestration (CC-S1 Climate Change Mitigation and Adaptation), and are a renewable source of wood fuel as well as providing a supply of local timber (CE-S6 Design and Sustainable Construction Principles).

4.14 Other opportunities for carbon sinks (using natural carbon stores) other than planting woodland, include managing and restoring moorland and, in particular, areas of blanket bog or mire.[59] A significant area of moorland has already been rewetted through blocking ditches with dams made from bales of natural moorland vegetation, wood and peat.

Significant Landscape and Seascape Attributes

4.15 There are, in addition to the landscape character areas, specific landscape and seascape features and areas within the National Park that have defined attributes. There is a strong presumption in favour of the conservation and enhancement of their natural beauty and contribution to overall landscape and seascape character.

4.16 Section 3 Land: Section 3 of the Wildlife and Countryside (Amendment) Act 1985 requires National Park Authorities to prepare a map of any areas of "mountain, moor, heath, woodland, down, cliff or foreshore," where these areas of natural beauty are considered particularly important to conserve.[60] The three main categories of Section 3 Land are defined on the 1990 Section 3 Conservation Map and identified on the Policies Map as: moor and heath, woodland, and cliff and foreshore.

4.17 Heritage Coast: Exmoor has some of the most scenic, unspoilt stretches of coastline in England that are also considered as part of its spectacular seascape. Many areas of high coastal heath and woodland are in as natural a condition as possible and are important areas for wildlife. The whole coastline was defined as Heritage Coast in 1991, as identified on the Policies Map. The national purposes of Heritage Coasts are compatible with the statutory purposes of National Parks and also reflect the socio-economic duty. Policies CE-S1 Landscape and Seascape Character, CE-D1 Protecting Exmoor's Landscapes and Seascapes, and CC-S2 Coastal Development aim to ensure that development proposals retain the character of the predominantly undeveloped nature of the Heritage Coast and are consistent with national purposes.

The national purposes of Heritage Coasts are to:

- Conserve, protect and enhance the natural beauty of the coasts, their marine flora and fauna, and their heritage features.
- Facilitate and enhance their enjoyment, understanding and appreciation by the public.
- Maintain and improve the health of inshore waters affecting Heritage Coasts and their beaches through appropriate environmental management measures.
- Take account of the needs of agriculture, forestry and fishing, and of the economic and social needs of the small communities on these coasts.

[57] DEFRA (2010) English National Parks and the Broads UK Government Vision and Circular
[58] DEFRA (2010) The Natural Choice: securing the value of nature
[59] Exmoor Mires Project (2015) Exmoor Mires Project: Upstream Thinking
[60] Amends section 43 of the Wildlife and Countryside Act 1981

4.18 Marine Plans will help integrate marine and land planning contributing to vibrant coastal communities and consideration of cultural heritage, seascape and local environmental quality.[61] The Authority supports the formation of marine protected areas (including the Bideford to Foreland Point Marine Conservation Zone)[62] and will work with the marine planning authority to ensure that Exmoor's high quality seascape is maintained.[63]

4.19 The Coastal Concordat for England sets out key principles relating to how regulatory and advisory bodies propose to work with local planning authorities to enable sustainable growth in the coastal zone.[64] It forms an agreement to nominate one lead authority for the consenting phase of development and will not apply to projects that are solely terrestrial. National Parks England is a signatory to the concordat.

4.20 The Landscape Setting of Exmoor's Settlements: The landscape setting of Exmoor's towns and villages is a significant aspect of their overall character and form. A Landscape Sensitivity Study has been undertaken for settlements within the National Park based on landform, vegetation, scale, historic character, materials, design styles, surrounding enclosure patterns, shape and form of the settlement, as well as landscape quality and condition. Landscape sensitivity is the degree to which a particular landscape character type or area can accommodate change without unacceptable detrimental effects on character. This study has taken into account the landscape value and sensitivity of each settlement in its wider setting to provide an informed judgement in relation to future landscape capacity to accommodate small-scale housing development within or adjoining the existing settlement whilst conserving landscape character.[65]

4.21 Historic Field Patterns and Boundary Features: Exmoor has around 4000km of hedgerows and boundary features. Hedgerows, particularly the ancient mixed species hedge banks and the typical beech hedge banks on the farmed hills and valleys of Exmoor, are a significant landscape characteristic and form a strong landscape pattern including intricate field patterns that surround many small hamlets and villages.[66] Hedgerows are important features of narrow rural roads, lanes and some rights of way – channelling and framing views of the wider landscape; often with significant trees (standards) which are a strong feature of many hedges and a key aspect of their character. The built character of many settlements in the National Park is enhanced by boundary treatments such as traditional stone walling, the style of which varies according to the type of local stone available.

4.22 Important hedgerows, as defined by the Hedgerow Regulations are generally protected so they cannot usually be removed or breached without consulting the planning authority.[67] Agri-environment schemes have also contributed towards the long term management of hedgerows across the National Park. Development should conserve boundary features which contribute to landscape character, and utilise such features to ameliorate and enhance any landscape works as part of the proposal.

4.23 Important Trees, Tree Groups and Orchards: Trees and woodland are significant features of the Exmoor landscape, and one of the most valued aspects of the National Park. Most woodland areas have a range of protection measures through designations as Special Areas of Conservation, Sites of Special Scientific Interest, Local Wildlife Sites (CE-S3 Biodiversity and Green Infrastructure) or Section 3 woodland. Development proposals that may affect important trees or tree groups should have regard to the British Standards Institute publication in relation to construction.[68]

[61] HM Government et al. (March 2011) UK Marine Policy Statement (Para 2.5.7). The Stationery Office, London
[62] The Bideford to Foreland Point Marine Conservation Zone was designated on 17 January 2016
[63] DEFRA (2016) Bideford to Foreland Point MCZ: factsheet
[64] DEFRA (2013) A Coastal Concordat for England
[65] Bryan, P. (2013) Exmoor National Park Landscape Sensitivity Study 2013, [updated in 2015], ENPA, Dulverton - includes all Local Service Centres, Villages and Porlock Weir
[66] ENPA (2007) Exmoor National Park Landscape Character Assessment, ENPA, Dulverton
[67] HM Government (1997) Statutory Instruments 1997 No. 1160 - The Hedgerow Regulations 1997
[68] British Standards Institute (2012) BS5837:2012 Trees in relation to design, demolition and construction – Recommendations. BSI.

4.24 Veteran trees (very old trees of cultural and/or biological interest), orchards, parklands, copses and individual trees are important distinctive cultural and landscape features in their own right and are often important habitats. Over 1600 veteran trees have been recorded on Exmoor, and proposals for development or changes of land use should ensure that no harm is caused to these trees. Veteran trees are found throughout the countryside, and often in more formally designed parkland and wood pasture landscapes.

4.25 Some individual trees and tree groups are formally protected by Tree Preservation Orders (TPOs) or by their location within a conservation area. Any proposed works to trees protected by TPOs usually require consent from the planning authority, whilst six weeks prior notice is required for works to trees within a conservation area to enable the National Park Authority to consider whether a TPO should be made.[69] TPOs can be made by the Authority where it is considered that there are threats to individual trees, groups of trees or woodlands, which are considered to be in the interests of amenity.

4.26 Traditional orchards are a landscape feature of lower farmland areas within the National Park, particularly within the Vale of Porlock. Many orchards and remnants of orchards are associated with settlements and farmsteads, which reflect their past significance to the local economy – they are also important for their cultural interest and contribution to local amenity and biodiversity. A comprehensive Orchard Report has been undertaken to review, identify and assess the importance of orchards in the landscape.[70] This evidence has informed the areas of orchard defined on the Policies Map which will be protected from development proposals that would impact on their landscape value.

Landscape Effects

4.27 Consultation has highlighted the importance of protecting Exmoor's landscapes from intrusive development and the cumulative impact of man-made structures.[71] Partnership working is an important means of helping to ensure that small-scale, incremental change does not have a detrimental cumulative impact on landscape and seascape character – for example guidelines have been drawn up in partnership with the Greater Exmoor Shoot Association to minimise the potential impact of game bird rearing and shooting activities on the National Park and its users.[72]

4.28 Development pressures close to the National Park, including those arising from large scale renewable energy technologies, are a cause for concern particularly in relation to Exmoor's setting within surrounding local planning authority areas. The National Park Authority will work with partners, neighbouring planning authorities and the Marine Management Organisation (through the Duty to Cooperate) to help protect the character and visual amenity of the landscape and seascape that has an important role as the setting to Exmoor National Park. The Authority has liaised with both highway authorities (Devon and Somerset County Councils) to develop a more sensitive approach to signage and road management on Exmoor (AC-S2 Transport Infrastructure). The Authority has also worked with infrastructure organisations to facilitate undergrounding of overhead power and telecommunication lines for certain areas. Funding available to underground electricity lines in Areas of Outstanding Natural Beauty and National Parks in the South West is focused on iconic sites. Exmoor has benefitted from this fund for undergrounding schemes within the Dulverton conservation area, Hawkcombe and Porlock Marsh (AC-D6 Fixed Line Transmission Infrastructure).

[69] DCLG (2012) Protected Trees: A guide to tree preservation procedures
[70] ENPA (2013) Review of the Orchard of Landscape Importance in Exmoor National Park, ENPA, Dulverton
[71] ENPA (2010) Your Future Exmoor (YFE) consultation events January – March 2010
[72] ENPA (2007) – The Exmoor Guidelines for the Management of Gamebirds within the National Park, ENPA Dulverton

Impacts on Landscape and Visual Amenity

4.29 With care, development can be sensitively accommodated in the landscape. However, development can potentially have unacceptable adverse impacts on landscape character and visual amenity due to its scale, massing, siting, materials, colour or arrangement and therefore could appear to be incongruous within Exmoor's landscape. Potential impacts will vary on a case by case basis according to the type of development and the sensitivity of the surrounding landscape. Some of these effects may be minimised by addressing the particular landscape or visual amenity issues raised by a proposed development. Environmental Impact Assessments (EIA) should also include Landscape and Visual Impact Assessments (LVIA). However, where an EIA is not required, applications which are considered to be significant in terms of scale and/or impact should provide a LVIA. Applicants will be advised at pre-application stage whether a LVIA is likely to be required.

4.30 Large-scale developments such as agricultural buildings and equestrian exercise arenas have the potential to generate significant landscape effects unless particular care is taken to ensure they are well related to existing buildings, well screened by existing features, and the level of excavation required is minimal. The colour of building/surfacing materials and design of boundary treatments also need to be carefully selected to minimise the visual impact of such facilities (policies SE-S4 Agricultural and Forestry Development; RT-D11 Equestrian Development).

4.31 The effects of vertical structures such as wind turbines and telecommunication masts, which can have a utilitarian appearance that contrasts with rural surroundings, will depend on where they can be viewed from and who will see them. These types of developments are challenging in that they require height to maximise the effectiveness of their operation. The important aspects are limiting the visibility of such structures in the landscape through visual integration such as grouping with surrounding features with strong vertical prominence, including trees and existing buildings – the long term management of any planting which helps to screen and integrate these structures is essential. The surrounding landform is also significant, particularly open moorland landscapes which have a horizontal emphasis of ridges, plateaux and smooth horizons that would have a high sensitivity to change compared with areas with existing recreational activities and structures. The material specification, colour and other aesthetic qualities including design, can help to minimise visibility and ensure that such structures do not break the skyline from sensitive view-points such as access land and rights of way. For further detail on these specific structures see policies CC-D3 Small Scale Wind Turbines and AC-D5 Radio and Mobile Telecommunications Infrastructure.

4.32 Cumulative landscape and visual effects are combined effects that arise through the interaction of two or more developments, whether of the same type or not, and should be considered in terms of the capacity of the landscape to accommodate change without unacceptable adverse harm to landscape character. Cumulative landscape effects refer to the impacts of a proposal on the landscape fabric, character, and quality; and so concern the degree to which the development becomes a significant or defining characteristic of the landscape, or a feature in particular views, and the effect this has upon people experiencing them. Sequential visual effects are associated with the recurrence of developments when moving through a landscape and how these are experienced along transport routes, public rights of way and access land.

4.33 Many proposed developments within the National Park will not necessarily result in cumulative or sequential landscape effects, which are more likely to result from large scale and vertical structures highlighted above, but may also arise through other types of development such as solar arrays (CC-D4 Freestanding Solar Arrays). Applications should demonstrate that any potential incompatibilities and discord within the landscape that may arise from cumulative and sequential landscape/visual effects are minimised through effective design and siting so they will not detract from the natural beauty of the National Park.

CE-S1 Landscape and Seascape Character

1. The high quality, diverse and distinct landscapes and seascapes of Exmoor National Park will be conserved and enhanced.
2. Development should be informed by and complement the distinctive characteristics of the:
   a) landscape character types and areas identified in the Exmoor National Park Landscape Character Assessment; and
   b) seascape character areas and types identified in the North Devon and Exmoor Seascape Character Assessment.
3. Development proposals should also have regard to, and be appropriate in terms of impact with, the conservation of significant landscape and seascape attributes including:
   a) Section 3 Land;
   b) Heritage Coast;
   c) Landscape setting of Exmoor's settlements;
   d) Historic field patterns and boundary features;
   e) Important trees, tree groups and orchards.
4. Opportunities to conserve, enhance and restore important landscapes, seascapes and their characteristics, including minimising existing visual detractions, will be encouraged.

CE-D1 Protecting Exmoor's Landscapes And Seascapes

1. Development will be permitted where it can be demonstrated that it is compatible with the conservation and enhancement of Exmoor's landscapes and seascapes through ensuring that:
   a) the visual impact of the development in its immediate and wider setting is minimised through high quality design that reflects local landscape character with particular regard to scale, siting, materials, and colour; and
   b) the cumulative and/or sequential landscape and visual effects of development do not detract from the natural beauty of the National Park and the experience of tranquillity.
2. Within Exmoor's Heritage Coast development should be appropriate to the coastal location and conserve the undeveloped nature of the coast consistent with Heritage Coast purposes.
3. Landscaping schemes should reinforce local landscape or seascape character and where these are required, conditions will be attached to protect important landscape characteristics and elements and whether appropriate replacement or additional landscape elements will be required.
4. Proposals which are significant in terms of scale and/or impact should provide a Landscape and Visual Impact Assessment as part of the application submission.

Protecting Exmoor's Dark Night Sky

Context

4.34 Exmoor National Park was designated as an International Dark Sky Reserve by the International Dark-Sky Association (IDA) in 2011 for its remote, open moorland and the lack of human habitation. Dark Sky Reserve status has provided an important boost to tourism, attracting visitors to experience Exmoor's dark night sky and inspiring interest in astronomy.

4.35 An IDA International Dark Sky Reserve possesses an exceptional quality of starry nights and nocturnal environment that is specifically protected for its scientific, natural, educational, cultural, heritage and/or public enjoyment. The reserve consists of a core zone and a critical buffer zone around it which supports the preservation of dark sky in the core.[73] The critical buffer zone includes only four relatively small settlements. The identification of these areas, as shown on the Policies Map, has informed the Lighting Management Plan that specifies appropriate lighting methods and management within the National Park (see Map 4.2 Dark Sky Reserve Core Zone and Critical Buffer Zone).

4.36 The Royal Commission on Environmental Pollution (RCEP) describes light pollution as: *"the experience of light in the wrong place or at the wrong time"*. Both the timing of illumination and the actual level of light are important factors. Light pollution is an important and avoidable consequence of poor lighting design, often exacerbated by poor installation and maintenance. The RCEP report recommends that those responsible for the management of existing National Parks seek to eliminate unnecessary outdoor light and to better design and manage that which cannot be eliminated.[74] The number of forms that light pollution can take from both diffuse and point sources are identified as:

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

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

c) Light clutter: The excessive grouping of lights.

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

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

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

4.38 Bats are an example of nocturnal mammals that are likely to be disturbed by the presence of external lighting and could be deterred from using established foraging areas.[75] Lighting such as security lighting, sports floodlighting on premises, and lighting directed towards roosts are likely to reduce the time available for feeding. Some species will actively avoid lit areas, which has implications for foraging and commuting.[76]

4.39 The Night Blight Report also raises further concerns regarding poor lighting design and unnecessary external illumination, such as the waste of energy and contribution to air pollution and climate change.[77] Ensuring that lighting is appropriate for its purpose and is energy efficient, will also help to reduce carbon emissions and contribute to climate change mitigation.

4.40 Consultation demonstrated a high level of support for reducing street lighting in terms of the number of street lights, and the time they are operational, although a number of smaller settlements on Exmoor have no street lighting.[78] The National Park Authority will continue to work with the highway authorities and local communities on proposals to

[73] http://darksky.org/idsp/reserves/
[74] The Royal Commission on Environmental Pollution (2009) Artificial Light in the Environment. The Stationery Office Ltd, London
[75] Stone, E. (2014) Bats and Lighting, University of Bristol
[76] Natural England (2014) Bats: protection, surveys and licences
[77] Campaign to Protect Rural England and the British Astronomical Association (May 2003): Night Blight!
[78] ENPA (2010) Your Future Exmoor: Exmoor National Park Feedback Report, ENPA, Dulverton

manage and, where possible, reduce lighting within streets and car parks. Devon and Somerset County Councils are both reducing the environmental impact of street lighting through light dimming, converting lamps to more efficient bulbs, and part-night lighting. Part-night lighting has already been implemented in several communities across Exmoor.

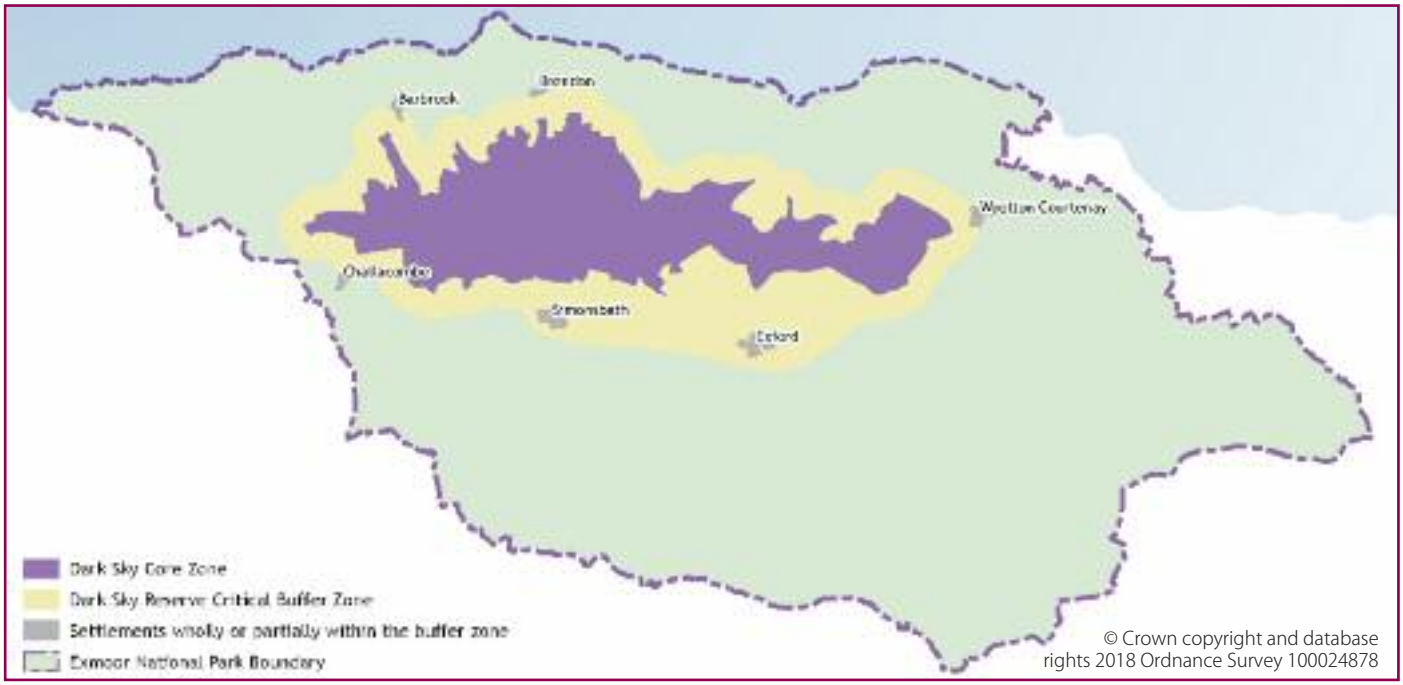
4.41 Other forms of light pollution arise from sources such as: the illumination of buildings, light spill from internal lighting in agricultural and other non-residential buildings, security lighting, and flood-lit areas. Any necessary new lighting associated with new development can be managed through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

4.42 Applicants will be expected, as part of their proposals, to set out any lighting proposals and demonstrate that they accord with best practice. Planning conditions will be attached to approvals to ensure that any lighting will be appropriately designed and managed to limit impacts on Exmoor's Dark Sky Reserve, local amenity, landscape character, cultural heritage, and wildlife. Preventing light pollution will help to conserve and enhance the setting of heritage assets, and this will be an important consideration for any new lighting proposed as lighting can enhance as well as detract from historic buildings. Any lighting will need to be appropriate to the integrity of heritage assets (policies CE-S4 Cultural Heritage and Historic Environment and CE-D3 Conserving Heritage Assets) and minimise light spillage.

4.43 Policy CE-S2 Protecting Exmoor's Dark Night Sky refers to further detailed guidance in the Lighting Management Plan which provides technical advice to inform external lighting requirements for future development and seeks to manage existing external lighting with building advice from the Institute of Lighting Professionals, together with the input of Devon County Council and Somerset County Council lighting professionals. Where external lighting cannot be managed through planning conditions, the Lighting Management Plan (LMP) provides guidelines for property owners and organisations responsible for other forms of outdoor lighting. These include reducing the intensity of external lighting and specifications for shielding with hoods or reflectors. The LMP also identifies the Dark Sky Reserve Core Zone and Critical Buffer Zone (Map 4.2 below) and the management of lighting within these areas.

4.44 Where external artificial illumination can be justified in terms of meeting safety requirements or improving accessibility to community facilities – it should meet the objectives of the policy and the requirements of the Lighting Management Plan.

Map 4.2 Dark Sky Reserve Core Zone and Critical Buffer Zone



CE-S2 Protecting Exmoor's Dark Night Sky

1. The tranquillity and dark sky experience of the Exmoor National Park Dark Sky Reserve and the National Park as a whole, will be maintained and improved.
2. Development proposals should seek to reduce light spillage and eliminate all unnecessary forms of artificial outdoor lighting in the National Park by ensuring that:
   a) The Dark Sky Reserve Core Zone is protected from permanent illumination.
   b) External lighting within the Dark Sky Reserve Critical Buffer Zone is strictly controlled.
   c) Good lighting management and design is applied throughout the National Park to avoid unacceptable adverse impacts on:
      i) the visual character of the landscape, seascape, and historic built environment;
      ii) wildlife and habitats; and
      iii) local visual amenity and safety.
3. Development proposals that involve external lighting, outside the Dark Sky Reserve Core Zone, will only be permitted where it can be demonstrated that they are required for safety, security or community reasons and where the details minimise light spillage; having regard to the Lighting Management Plan guidance.

The Milky Way from Brendon Common
© Keith Trueman

Wildlife, Geological Conservation And Green Infrastructure

Objective 3: *To protect and enhance Exmoor's wildlife and habitats and seek to improve the diversity, extent, condition and connectivity of Exmoor's important and valued habitats.*

Objective 4: *To maintain or increase the populations of native wildlife species on Exmoor that are valued for their conservation status and local distinctiveness, and control and eradicate non-native species.*

Context

4.45 All public authorities, including Exmoor National Park Authority, have a biodiversity duty which requires them to, "*have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity*".[79] The UK's commitment to the conservation of biodiversity is delivered through the Government's Biodiversity Strategy which sets an ambition to halt overall loss of England's biodiversity by 2020 and to move to a position of net biodiversity gain in the longer term, supporting a more integrated landscape-scale approach to conserve habitats on land and at sea, and improve links between them.[80] This strategy will help nature to better withstand future environmental pressures such as climate change and provide a wider context for conservation work. The NPPF is clear that planning should contribute to conserving and enhancing the natural and local environment, improving biodiversity by minimising impacts, providing net gains for nature, protecting geological conservation, and contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures. Biodiversity is also of value to the local economy, in terms of the important habitats and wildlife that are appreciated by people living in and visiting the area, but also in terms of the ecosystem services they provide.

Internationally and Nationally Designated Biodiversity Assets on Exmoor

4.46 Some of Exmoor's wildlife is given special consideration through a hierarchy of site designations which confer different levels of protection in recognition of their international, national or local importance.

4.47 Special Areas of Conservation (SACs) are designated to protect the distinctive wildlife which can be found in these specific habitats – these are Exmoor Heaths SAC and Exmoor and Quantock Oakwoods SAC.[81] The combined area of SACs covers around 12,600 ha of Exmoor. Legislation restricts the granting of permission for development which is likely to significantly affect a SAC and which is not directly connected with or necessary to the management of the site for nature conservation. The environmental effects of any proposed development likely to have a significant effect on a SAC (including their qualifying species) alone or in combination with other projects, will be subject to the most rigorous examination by the National Park Authority, as set out in the Habitats Regulations, and is subject to separate statutory procedures including Appropriate Assessment.[82] National planning policy is that development likely to have a significant effect on sites protected under the Habitats Directives would not be sustainable in terms of the presumption in favour of sustainable development. [83]

4.48 Ecological Zones of Influence (EZI) have been identified for the Exmoor and Quantock Oakwoods SAC. These zones are areas outside the designated SAC, which nonetheless if affected can adversely impact on the integrity of the site's conservation objectives, as species are not necessarily limited by the designated site boundary. Two of the qualifying feature species, Barbastelle bat and Otter have dispersal areas which are used to delineate the EZI. A 'test of likely significance' within the EZI under the provisions of the Habitats Regulations 2010 may be required for an application falling within these zones (see Exmoor National Park Local Plan Habitat Regulations Assessment).

[79] HM Government (2006) Natural Environment and Rural Communities Act 2006 (Section 40) – The Stationery Office Limited. London
[80] DEFRA (2011) Biodiversity 2020 – A Strategy for England's Wildlife and Ecosystem Services
[81] European Commission (1992) EC Council Directive on the Conservation of Natural Habitats and Wild Fauna and Flora (92/43/EEC). Official Journal of the European Communities
[82] HM Government (2010) Statutory Instruments 2010 No.490. The Conservation of Habitats and Species Regulations. The Stationery Office Limited. London
[83] DCLG (2012) National Planning Policy Framework. (Paragraph 119). DCLG

4.49 Sites of Special Scientific Interest (SSSIs) are designated by Natural England for their ecological or geological value.[84] They form a national network of sites which represent the best examples of natural features, including wildlife habitats, geological features and landforms in the country. Some SSSIs are also designated as National Nature Reserves (NNRs) due to their nature conservation or geological interest, and are intended to provide opportunities for the public to enjoy and experience these interests. The total area of the National Park designated by UK and European law to protect wildlife is over 19,300 ha (about 28% of the National Park), including three NNRs.

4.50 Legislation imposes a number of obligations and restrictions on owners, occupiers and public bodies regarding any activities that may affect SSSIs.[85] Development proposals should conserve and respond to opportunities to enhance SSSIs through the planning system. Where a development proposal may adversely affect a SSSI, the applicant will be required to provide an assessment of the likely impacts of the proposal and possible measures to avoid damaging effects. Development proposals likely to affect a SSSI will be subject to the most rigorous examination by the National Park Authority.

4.51 Ancient woodland and veteran trees are also afforded a high level of protection reflecting national policy and guidance and a renewed government commitment to policies in the report Keepers of Time.[86],[87] The definition of ancient woodland also includes ancient semi-natural woodland (ASNW) and plantations on ancient woodland sites (PAWS) which will be treated equally in terms of the level of protection afforded to ancient woodland and veteran trees.[88]

4.52 The 'Unlocking the Potential of Exmoor's Woodlands' report concludes that ancient woodland, including ASNW and PAWS, represents a highly important component of Exmoor's woodlands.[89] There are 2,004 ha of ASNW within the National Park and 1,346 ha of PAWS sites corresponding to more than one third of the woodlands of Exmoor. Many of the larger ancient woodlands are of very high ecological interest and have been designated in recognition of their importance with 1,668ha of ancient woodland designated as a SAC. Priorities to 'protect, improve and expand' are relevant policy considerations to protect ancient woodlands and veteran trees from development and the threats of climate change, improve the restoration of PAWS and expand the connectivity of ancient woodlands in the landscape.

Species Protection

4.53 Within the National Park there are a number of rare, localised and characteristic plant and animal species, many of which are protected by legislation. Endangered species protected by legislation, may be found in areas that do not receive special protection.[90] Priority species on Exmoor includes some legally protected species, and those that have been identified as important or rare in a national context.

4.54 The National Park Authority is obliged under legislation to have regard to the provisions of the Habitats Directive which includes the maintenance of 'Favourable Conservation Status' of European protected species, i.e. that the populations of such species and the habitat to support them are maintained – these include dormice, otters and all UK species of bats, (17 out of 18 bat species are found on Exmoor).[91] This is separate from any subsequent licensing requirements. Developers will be expected to provide data with an application to enable an assessment to be carried out. European protected species are also afforded protection from deliberate disturbance likely to significantly affect the local distribution or abundance of the species to which they belong.

[84] Designated under the Wildlife and Countryside Act 1981 [85] Wildlife and Countryside Act 1981, as amended by the Countryside and Rights of Way Act 2000 and Natural Environment and Rural Communities (NERC) Act 2006
[86] DEFRA (2013) Government Forestry and Woodlands Policy Statement
[87] DEFRA & Forestry Commission (2005) Keepers of Time: a statement of policy for England's ancient and native woodland
[88] Natural England (2014) Standing Advice for Ancient Woodland and Veteran Trees
[89] Silvanus et al. (2013) Unlocking Exmoor's Woodland Potential: Final Report, ENPA, Dulverton
[90] Certain plants and animal species, including all wild birds, are protected under the Wildlife and Countryside Act 1981 European plant and animal species are protected under and the Conservation of Habitats and Species Regulations 2010. Some other animals are protected under their own legislation, for example the Protection of Badgers Act 1992
[91] HM Government (2010) Statutory Instruments 2010 No.490 - Conservation of Habitats and Species Regulations 2010 (Regulation 9). The Stationery Office Limited, London

Exmoor's Priority Habitats and Species

4.55 The Exmoor priority species and habitats lists have been produced as part of the development of the Exmoor Wildlife Research and Monitoring Framework;[92] these lists were derived from the Exmoor Biodiversity Action Plan[93] and their purpose is to identify:

a) Those species and habitats on Exmoor which are nationally or internationally important in biodiversity terms,

b) Populations that have reduced to levels of serious concern; and

c) Populations which would achieve most for biodiversity conservation if targeted for local action.

d) National priority habitats and species[94] are identified on the England Biodiversity List[95] and those relevant to Exmoor are included within the priority habitats and species lists for Exmoor.

4.56 There are 29 priority habitats on Exmoor and these are listed in Table 4.1 below; some of which will already be within internationally, nationally and locally designated sites (e.g. SACs, SSSIs and local wildlife sites).

Table 4.1 Exmoor's Priority Habitats

Broad Habitat	Priority Habitat Name
Arable and horticulture	Arable field margins
Arable and horticulture	Traditional orchards
Boundary	Hedgerows
Coastal	Coastal saltmarsh
Coastal	Coastal vegetated shingle
Coastal	Intertidal mudflats
Coastal	Maritime cliff and slopes
Freshwater	Ponds
Freshwater	Rivers
Grassland	Lowland calcareous grassland
Grassland	Lowland dry acid grassland
Grassland	Lowland meadows
Grassland	Purple moor-grass and rush pastures
Heathland	Lowland heathland
Heathland	Upland heathland
Inland rock	Inland rock outcrop and scree habitats
Marine	Intertidal boulder communities
Marine	*Sabellaria alveolata* reefs
Marine	*Sabellaria spinulosa* reefs
Marine	Subtidal sands and gravels
Wetland	Blanket bog
Wetland	Coastal and floodplain grazing marsh
Wetland	Lowland fens
Wetland	Upland flushes, fens and swamps
Woodland	Lowland mixed deciduous woodland
Woodland	Upland mixed ashwoods
Woodland	Upland oakwood
Woodland	Wet woodland
Woodland	Wood-pasture and parkland

[92] ENPA (2014): Exmoor Wildlife Research and Monitoring Framework 2014 – 2020 – Exmoor National Park Wildlife Report Series No 1, ENPA, Dulverton
[93] ENPA (2001) Exmoor Biodiversity Action Plan, ENPA, Dulverton
[94] Listed as Habitats and Species of Principal Importance in Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006
[95] DEFRA: EXPLANATORY NOTE - Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006 - Habitats and Species of Principal Importance in England

4.57 There are 198 species on the Priority Species list in the Exmoor Wildlife Research and Monitoring Framework - the list encompasses the range of internationally and nationally protected species found on Exmoor in addition to those that are not legally protected but are of biodiversity importance on Exmoor.[96] The Priority Species list will be used as a tool to guide conservation action in the future and to prevent accidental loss through development.

Local Sites

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

4.59 A number of non-statutory nature reserves have also been established in the National Park, although many are on areas designated as SSSIs which provide the legal protection set out above.

4.60 Sites of Geological or Geomorphological Interest: Exmoor has a number of Regionally Important Geological Sites (RIGS) which have been identified by Local Geo-conservation Groups for their geological (rocks, minerals, fossils), or geomorphological (land form, processes) interest. A number of geological sites are nationally important and are designated as SSSIs and receive full legislative protection, whilst RIGS are local, non-statutory geological sites. Geological sites are an important educational resource for research, understanding natural processes and stimulating public interest in geology. They can also be a recreational and inspirational resource. Geological sites should be safeguarded to allow ongoing scientific and education use of these resources and effective management in terms of recreational use to ensure impacts do not damage important geomorphological features.

Biodiversity Considerations

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

4.62 The hierarchy of international, national and local wildlife sites on Exmoor is shown on the Policies Map. Exmoor's Priority Habitats are not shown on the Policies Map, and many of these will be protected by existing designations; however, applicants can seek advice from officers if it is considered that proposals may impact on priority habitats listed in Table 4.1. In considering applications affecting the natural environment, the National Park Authority will seek to minimise impacts on biodiversity and provide net gains in biodiversity, where possible.

4.63 Applications for development should ensure that sufficient information is provided on the wildlife sites or species that may be affected by a proposal. Pre-application discussions can help ensure that planning applications are submitted with adequate information on biodiversity and geological impacts and prevent delays. In some cases, (for example if proposals may affect a SSSI) it may be appropriate to include third parties, such as Natural England, in these discussions. Pre-application enquiries can help ascertain whether a European protected species, a species identified as important or rare in a national context, or a locally important species on Exmoor, is present on site. Where such species may be present, the application should be informed by an ecological survey prepared by a suitably qualified consultant to assess this. The re-use of buildings and previously

[96] ENPA (2014) Exmoor Wildlife Research and Monitoring Framework, ENPA, Dulverton

developed land (GP4 The Efficient Use of Land and Buildings) in particular would require careful assessment of any existing wildlife interest.

4.64 An Exmoor Wildlife Checklist and guidance are available to assist preparation of a planning application in considering whether a proposal is likely to affect any priority or protected species/habitats and if further surveys are necessary. Applications should show how the proposal has taken this evidence into account through its design and any mitigation or compensation proposed.

4.65 Proposals must clearly demonstrate that they will not result in the disturbance or killing of a protected, priority or locally important species, or damage to or destruction of their breeding sites or resting places. If proposals are likely to result in the disturbance or killing of a European protected species or damage to its habitat, then a licence will usually be required from DEFRA. A licensing regime also applies to badgers through the Protection of Badgers Act 1992. There may be circumstances where the removal of invasive species would be supported as part of a development proposal where this would support National Park purposes and enhance biodiversity. The re-use of buildings and previously developed land, in particular, would require careful assessment of any existing wildlife interest.

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

Mitigation and Compensation

4.67 As a principle in the National Park, all development should avoid harm to biodiversity or geological interest. However, in very exceptional circumstances, where it is judged that the wider benefits of a proposed development clearly outweigh the loss or damage to sites, species and features included in policy CE-S3 Biodiversity and Green Infrastructure, measures will be sought to minimise the impacts (mitigation) and compensate for any residual impacts. Compensatory measures may be required in advance of the development in appropriate cases. Long term site management and monitoring may also be required, in order to ensure that the compensatory measures achieve their objectives. This will be managed through attaching conditions and/or legal agreements to any granting of planning permission. The irreplaceable nature of some habitats (e.g. ancient woodland or veteran trees) means that loss or damage cannot simply be rectified by mitigation and compensation measures, and in circumstances where harm cannot be adequately mitigated or compensated for, planning permission will be refused.[97]

Ecological Networks

4.68 Biodiversity 2020 highlights the need for coherent and resilient ecological networks to move from a position of net biodiversity loss to net gain.[98] Conserving existing international, national and local wildlife sites alone will not be sufficient to maintain or enhance biodiversity over the longer term, given the threats of habitat shift and species migrations arising from climate change and other pressures including invasive species. The long standing approach of safeguarding protected sites has preserved particular areas of good quality habitat, but done little to maintain surrounding, supporting habitats on a landscape scale. As such, protected sites and the species populations they support exist in isolation, kept separate from other areas of hospitable habitat by surrounding land uses that are less hospitable. This means that whilst the National Park has a rich assortment of wildlife habitats, they tend to exist in patches rather than continuous swathes, which presents a problem to animals and plants. All species need to disperse and colonise new areas in order to maintain healthy populations, or to escape from threats such as disease outbreaks, or impacts arising from climate change. However, isolated patches make dispersal of individuals to new areas difficult or impossible for the majority of species. Therefore, continuing to just preserve existing fragments of habitats and isolated protected sites alone will not be sufficient to conserve biodiversity: the wider landscape needs to be made permeable to wildlife.

[97] Natural England (2014) Standing Advice for Ancient Woodland and Veteran Trees
[98] DEFRA (2011) Biodiversity 2020 – A Strategy for England's Wildlife and Ecosystem Services

4.69 The NPPF allows for this new approach to reconnecting nature, by requiring the establishment of ecological networks. An ecological network is a connected group of natural and semi-natural habitats which are large enough and sufficiently joined-up to enable the survival of viable populations of flora and fauna species. Ecological networks are managed with the objective of conserving and enhancing biodiversity and maintaining and restoring ecological function in the natural environment.

4.70 The Somerset (including Exmoor National Park) ecological network is a plan of existing and potential strategically important ecological assets which identifies existing and new opportunities for biodiversity, and the linkages required to ensure connectivity between these elements.[99] It is the basic framework that will aid the establishment of a resilient and coherent network, and deliver socially and economically important ecosystem services. The ecological network does not aim to identify all resources of importance to the conservation of the natural environment, and therefore the protection of designated sites and priority habitats remains important.

4.71 The ecological network comprises core areas, stepping stones, dispersal areas and sustainable use areas.

a) Core areas are patches of priority habitat that are at least as big as the minimum area a species population needs in order to survive.

b) Stepping stones are areas of priority habitat that are smaller than the minimum viable area but provide important intermediary areas of habitat, which may help to connect up core areas across the landscape.

c) Dispersal areas are a flexible buffer that represents where species are able to move to in the landscape, and this area can contract or be extended according to how hospitable, or permeable, a surrounding land use is.

d) Sustainable use areas comprise the majority of the landscape, and this is where real advances can be made in improving the permeability of the land around core areas and stepping stones.

4.72 The ecological network will be used to identify development siting constraints, to provide advice on pre-application enquiries and to identify where a net gain for biodiversity can be generated through habitat management, restoration and expansion to enhance connectivity and resilience. Suitable planning conditions and obligations may be used to promote such management and enhancement.[100]

4.73 Sustainable development in the National Park should strengthen the resilience of the ecological network by avoiding direct and indirect impacts through sensitive site location and design. Sustainable development will not lead to the loss, damage, deterioration or disturbance of core areas, or stepping stones, and will generate a net gain for biodiversity by enhancing restoration areas and dispersal areas.

Green Infrastructure

4.74 National policy encourages local plan policies to set out a strategic approach for the creation of green infrastructure networks that contribute towards the conservation and enhancement of the natural environment and the wider aims and benefits of green infrastructure relating to landscape, biodiversity, design, open space, recreation, health and well-being, and climate change mitigation and adaptation.[101]

4.75 National Parks are recognised as providing some of the best quality green infrastructure that helps create a healthy environment for people, communities and businesses, and improves air and water quality.

4.76 Green infrastructure networks encompass a wide range of high quality natural, semi-natural, and amenity green spaces and other environmental features. Green infrastructure is planned, or already exists as a multifunctional resource that can deliver a range of benefits that helps underpin sustainable communities. Although green infrastructure is predominantly planned and designed in an urban

[99] Somerset County Council et al (2015) Somerset's Ecological Networks: Mapping components of the ecological network in Somerset
[100] ODPM (2005) Government Circular 06/2005 Biodiversity and Geological Conservation - Statutory Obligations and Their Impact within the Planning System. The Stationery Office Limited. London
[101] DCLG (2012) National Planning Policy Framework (Paragraph 99). DCLG

High Brown Fritillary
Nigel Stone

context, it also has a role in rural areas where land may provide a range of functions and ecosystem services such as: linkages between habitats, biodiversity benefits, carbon storage, flood protection, water purification, and areas for recreation and enjoyment.[102] National Parks provide the highest quality green infrastructure on a broad landscape scale that includes extensive habitats, major landscape features, and public access land/rights of way.[103]

4.77 Blue infrastructure refers to the water environment which is significant in terms of the important role it has for biodiversity, recreation, flood mitigation and climate change adaptation. Blue infrastructure is usually incorporated within the terminology 'green infrastructure' but can be specifically identified as a tool to improve climate change resilience.

4.78 Green infrastructure encompasses a variety of spatial scales from provision of open space within communities to large landscape-scale programmes and the links between them. The aims and objectives of the Exmoor National Park Partnership Plan 2012-17 are central to landscape scale planning in terms of effective land management that also secures green infrastructure benefits through associated projects, plans and strategies.

4.79 Part of the western area of the National Park falls within the North Devon Biosphere Reserve Transition Zone which is formed by the catchment area of the Taw and Torridge rivers and other streams which drain to the North Devon coast. The core area is the Braunton Burrows sand dune system. Biosphere Reserves are designated by UNESCO and are part of an intergovernmental programme to improve relationships between people and their environment.[104] This approach complements the vision and objectives of the Local Plan (and Partnership Plan) including the promotion of ecosystem services and delivery of green infrastructure networks

[102] HM Government (2011) Natural Environment White Paper – The Natural Choice: securing the value of nature. The Stationery Office Limited. London
[103] Natural England (2009) Green Infrastructure Guidance (NE176)
[104] North Devon Biosphere Team (2015) North Devon Biosphere website www.northdevonbiosphere.org.uk

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

4.81 It is important that green infrastructure is planned around existing assets. Development proposals should make specific provision for green infrastructure including for wildlife that may also help to support biodiversity adaptation to climate change (CE-D2 Green Infrastructure Provision). Similarly, schemes should reflect and enhance the landscape character types across the National Park (CE-S1 Landscape and Seascape Character) and recognise the broad priorities for each landscape type and the priority areas for action set out in the Exmoor Landscape Action Plan. This will help to ensure that green infrastructure will reinforce the sense of place whilst contributing to the delivery of sustainable land management e.g. through agri-environment schemes. Green infrastructure can also provide opportunities to enhance the historic environment.

4.82 The multi-functional role of green infrastructure can strengthen climate change mitigation and adaptation measures (CC-S1 Climate Change Mitigation and Adaptation). In terms of helping to reduce flood risk, strategic land management programmes can have a significant impact on making space for water, reducing peak flows and helping to lessen the impact of potential flood risk, and conserving water (CC-D1 Flood Risk and CC-D2 Water Conservation). Sustainable Drainage Systems (SuDS), which deal with surface water, are designed to mimic natural drainage as closely as possible in a built environment context (CE-S6 Design and Sustainable Construction Principles and CC-D1 Flood Risk). They provide an example of green infrastructure and an illustration of the achievement of multiple benefits from the management of land together with opportunities to provide public open space (HC-S6 Local Commercial Services and Community Facilities). Green infrastructure, including open space, can act as the 'green lungs' of a settlement and will generally contribute to improving air quality and reducing noise pollution.

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

4.84 Green infrastructure can provide a range of social and economic benefits for those who live and visit Exmoor. It is recognised that nature has a positive impact on mental and physical health and helps children's learning. High-quality natural environments have been shown to foster healthy communities, and green spaces encourage social activity.[105] Green infrastructure can therefore be incorporated in development proposals to enhance the health and well-being of local communities and visitors to Exmoor by improving opportunities for recreational activities, Existing assets such as the extensive access network (RT-D12 Access Land and Rights of Way) can also be enhanced to promote the quiet enjoyment of the National Park, including opportunities to enhance and expand the cross-boundary green infrastructure network, such as linking to the MacMillan Way West, Tarka Trail, Two Moors Way and the South West Coast Path. It can also have positive benefits for the economy both directly, through employment in capital projects and future management, and indirectly, through sustaining a high quality environment to attract visitors to Exmoor.

[105] HM Government (2011) Natural Environment White Paper – The Natural Choice: securing the value of nature. The Stationery Office Limited, London.

CE-S3 Biodiversity and Green Infrastructure

1. The conservation and enhancement of wildlife, habitats and sites of geological interest within the National Park will be given great weight.
2. Development delivery, management agreements and positive initiatives will conserve, restore and re-create priority habitats and conserve and increase priority species identified for Exmoor in the Exmoor Wildlife Research and Monitoring Framework (or successor publication).
3. Sites designated for their international, national or local importance, priority habitats, priority or protected species, ancient woodland and veteran trees will be protected from development likely to have direct or indirect adverse effects including on their conservation objectives. Protection will be commensurate with their status, giving appropriate weight to their importance, in accordance with the following principles:
   a) Development likely to have a significant effect on any internationally designated site either directly or indirectly, including on features outside the designated site which support the ecological functioning of cited habitats and species, will not be permitted unless it can be ascertained that the development will not have an adverse effect on the integrity of the site.
   b) Development likely to have an adverse impact on the notified special interest features of nationally designated sites will not be permitted. An exception will be made only where the benefits of the development, at that site, clearly outweigh both the impacts it is likely to have on the special interest features of the designated site and any broader impacts on the network of nationally designated sites.
   c) Development likely to cause harm to legally protected species, 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.
   d) Development likely to adversely affect local sites designated for their wildlife will not be permitted, unless it can be demonstrated that the need for, and benefits of, the development clearly outweigh the loss of biodiversity.
   e) Development likely to adversely affect priority species and habitats must be avoided wherever possible (subject to the legal tests afforded to them) unless the need for, and the benefits of the development are exceptional and clearly outweigh the loss of biodiversity.
   f) Development resulting in the loss or deterioration of irreplaceable ancient woodland (including ancient semi-natural woodland and plantations on ancient woodland sites) and veteran trees, will not be permitted unless the need for and the benefits of the development are wholly exceptional and clearly outweigh the loss of biodiversity.

...continued overleaf

4. Regionally important geological sites (RIGS) will be safeguarded for their geological and geomorphological interest.
5. Where, in exceptional circumstances and following an assessment against clauses 1, 2, 3 (b)-(f) and/or 4 above where required, the need for and benefits of the development are considered to outweigh the harm to habitats, species or the geological interest of sites, measures will be required to first avoid such impacts, and if they cannot be avoided, to mitigate harm or, as a last resort, to provide appropriate compensatory measures.
6. The enhancement of biodiversity and creation of multi-functional green infrastructure networks at a variety of spatial scales, including cross-boundary connectivity to areas adjacent to the National Park, that help support ecosystem services will be encouraged.
7. Opportunities will be promoted for habitat management, restoration, expansion that strengthens the resilience of the ecological network, and enables habitats and species adapt to climate change or to mitigate the effects of climate change.
8. Green infrastructure that incorporates measures to enhance biodiversity, including dispersal areas identified within the ecological network, should be provided as an integral part of new development.

Green Infrastructure Provision

4.85 Policy CE-D2 Green Infrastructure Provision encourages the provision of green infrastructure as an essential component of new development that also incorporates benefits for biodiversity on a scale that is commensurate with the nature, scale and activity of any development proposal.[106] Green infrastructure provision should be considered at the earliest stage of preparing development proposals.

4.86 Green infrastructure and biodiversity provision can meet similar objectives and may already be incorporated in some development proposals – for example where planting, screening or hedgerows are provided as part of a landscaping scheme. Where landscaping schemes are not already proposed, suitable measures can be incorporated to provide enhancements to biodiversity (CE-S3 Biodiversity and Green Infrastructure) and green infrastructure networks within the National Park and could achieve:

a) Places for outdoor relaxation and play: e.g. public open space, recreation grounds, and play areas (HC-S6 Local Commercial Services and Community Facilities).

b) Space and habitat for wildlife with access to nature for people: e.g. landscaping/planting schemes, small-scale habitat provision to encourage wildlife (CE-S1 Landscape and Seascape Character, CE-S3 Biodiversity and Green Infrastructure, CE-S6 Design and Sustainable Construction Principles).

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

d) Environmental education (RT-S1 Recreation and Tourism).

e) Local food production: e.g. in allotments, orchards and gardens (HC-S6 Local Commercial Services and Community Facilities).

f) Improved health and well-being – lowering stress levels and creating recreational

[106] DCLG (2016) Planning Practice Guidance - Paragraph: 028 Reference ID: 8-028-20160211 - Why is green infrastructure important to delivering sustainable development?

opportunities for exercise/sport: e.g. expanding the cross-boundary green infrastructure network through the creation of public rights of way linkages (encouraging sustainable modes of travel such as walking, cycling and horse-riding), wild play areas, and green open space (HC-S6 Local Commercial Services and Community Facilities, RT-S1 Recreation and Tourism, AC-S1 Sustainable Transport, RT-D12 Access Land and Rights of Way).

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

4.88 The design of new development can readily incorporate biodiversity measures and green infrastructure principles in a way that reflects local character, including the creation or enhancement of green space that can contribute to the setting of buildings and settlements. New development such as housing can also incorporate these enhancements through the provision of gardens, community orchards, wild play areas, ponds, native planting of green roofs, landscaping (CE-S6 Design and Sustainable Construction Principles, CE-S1 Landscape and Seascape Character) and allotments.

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

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

b) roosting areas for bats

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

CE-D2 Green Infrastructure Provision

1. Development proposals should include measures that will enhance green infrastructure provision and create opportunities for wildlife in the National Park commensurate with the scale of the proposal and intensity of activity expected.
2. Green infrastructure proposals should:
   a) protect and enhance existing natural and historic environments;
   b) strengthen connectivity and resilience of ecological networks;
   c) be locally distinctive through reflecting and enhancing landscape character;
   d) maximise opportunities to mitigate and adapt to climate change; or
   e) improve quality of life through provision of benefits for health and well-being, including opportunities to access open space and enjoyment of the National Park and its special qualities.
3. Proposals will be encouraged where a range of green infrastructure benefits can be achieved.

Cultural Heritage and Historic Environment

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

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

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

Context

4.90 The Government's vision and policies for the historic environment recognise the central role it plays in cultural heritage and the multiple ways it supports and contributes to the economy, society and daily life and that it is a non-renewable, resource.[107],[108] Government places a priority on the conservation of heritage assets in a manner appropriate to their significance, and their value to current and future generations.

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

4.92 The quality of the cultural heritage and historic environment are part of what attracts people to visit Exmoor, and is therefore an important part of the local economy. However, these resources are also fragile, vulnerable to insensitive change and, ultimately irreplaceable. The protection and enhancement of Exmoor's cultural heritage and historic environment is consequently a high priority. The historic character of buildings and settlements is easily eroded by small incremental changes over time, as well as by new development and insensitive modernisation, for example, unsightly overhead wires, removal of traditional fabric such as cobbling, or increasing the clutter of signs and street furniture. Similarly, the quality and character of Exmoor's historic buildings can easily be destroyed by unsympathetic or inappropriate renovation, repair, extension, redevelopment, or simply by neglect. The National Park Authority places a high priority on protecting and enhancing Exmoor's cultural heritage and historic environment and the planning policies set out in this Plan seek to achieve this aim.

Exmoor's Heritage Assets

4.93 Heritage assets are the significant buildings, monuments, sites, places, areas or landscapes within the historic environment which are identified because of their heritage interest. They contribute to our society, knowledge and culture and therefore merit consideration in planning decisions. The significance of a heritage asset is based on its value to current and future generations, and is the sum of its architectural, historic, artistic or archaeological interest and its setting. Some heritage assets have a level of significance that justifies special protection measures through designation and legislation, but locally valued (non-designated) assets also have historic interest and play a key role in defining place and in building local pride.

Designated Heritage Assets

4.94 Within Exmoor, the designated heritage assets include:

a) 16 conservation areas designated under the Planning Act 1990 for their special historic or architectural interest, the character and appearance of which it is desirable to preserve or enhance.[109] Conservation areas have been designated for: Allerford, Bossington and West Lynch, Colton Farm, Dulverton, Dunster, Leigh Barton Farm, Lower East Lyn Farm, Luccombe, Lynmouth, Lynton, Parracombe, Porlock, Porlock Weir,

[107] DEFRA (2010) English National Parks and the Broads UK Government Vision and Circular
[108] DCLG (2012) National Planning Policy Framework. (Section 12). DCLG
[109] Planning (Listed Buildings and Conservation Areas) Act 1990

Ranscombe Farm, Selworthy, and Wootton Courtenay. The conservation areas all have Character Appraisals, which record the key features that contribute to their character and assess their condition. The potential for further conservation areas will be kept under review.

b) 740 listed buildings designated under the Planning Act 1990, which hold special historic or architectural interest.[110] Buildings are graded according to the level of interest as Grade I (exceptional), Grade II* (particularly important), or Grade II (special interest). Exmoor has 20 Grade I, 53 Grade II* and 668 Grade II buildings/structures. Any proposals relating to listed buildings or their settings may require listed building consent and/or planning permission. As the National Park Authority has a statutory duty to protect listed buildings, the presumption will be to preserve them, and demolition or loss of listed buildings will only be permitted in exceptional circumstances, where prior recording will be a requirement.

c) 200 scheduled monuments (SMs) designated under the Ancient Monuments and Archaeological Areas Act 1979 as nationally important by reason of their historic, architectural, artistic, traditional or archaeological interest. Development proposals adversely affecting the integrity or setting of a scheduled monument should be wholly exceptional, and will not be permitted unless it can be clearly demonstrated that it is necessary to achieve substantial public benefits that outweigh the harm or loss (see 4.102 – 4.104 in relation to measures required for recording and advancing the understanding of heritage assets).[111]

d) Historic parks and gardens registered under the Historic Buildings and Ancient Monuments Act 1953 for their special historic interest are Nettlecombe Court (Grade II) and Dunster Castle (Grade II*). Historic Parks and Gardens are significant heritage assets and, whilst there are no statutory controls over these sites, Government policy is that they should be protected and enhanced under the planning system. Any development proposals which would harm the special features and qualities of historic parks or gardens or their settings will not therefore be permitted.

4.95 The Policies Map shows the location of conservation areas, listed buildings, scheduled monuments and historic parks and gardens within the National Park.

Non-Designated Heritage Assets

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

4.97 In considering applications likely to affect locally important assets, their significance and the desirability of their preservation will be assessed. Applicants will be required to provide adequate information to enable the National Park Authority to assess the significance of a site or feature. Harm to heritage assets of local importance should be avoided and development will only be permitted where the archaeological/historic interest is capable of being preserved in situ. Where, in exceptional circumstances, an application is approved which will result in the loss (wholly or in part) of heritage assets, then developers must record and make publically available this information to advance understanding of the significance of the assets. However, the ability to record evidence of the assets will not be a factor in deciding whether loss of the asset should be permitted.

[110] Ibid.
[111] DCLG (2012) National Planning Policy Framework (paragraph 132-141). DCLG.

4.98 There may be other occasions when a threat to archaeological remains arises from an activity which is permitted development.[112] In such cases consideration will be given to whether the archaeological interest can be protected through the withdrawal of permitted development rights under Article 4 of the General Permitted Development Order which will then require an application for planning permission to be made.

4.99 Principal Archaeological Landscapes (PALs) have been identified on the Historic Environment Record (see below) as areas that best represent the diversity of the archaeology of Exmoor and define landscapes rather than individual features.[113] The archaeology of the moorland in particular is exceptionally well preserved, making the resource as a whole of national significance; the relict prehistoric landscapes are possibly internationally significant. They form a rare and very extensive survival of entire past landscapes across the domestic, social, economic and spiritual spheres.

4.100 In addition to the national and statutory designations, local planning authorities may formally identify heritage assets that are important to the area, for example through local listing as part of the plan-making process. If local listing is introduced, it will be applied to assets identified through the Exmoor National Park Historic Environment Record (HER) and in consultation with local communities. This would form an important material consideration in determining planning applications. Priority will be given to those sites considered to be of national importance, especially as many of these are not protected by designation.

Historic Environment Record

4.101 Heritage assets on Exmoor are recorded by the National Park Authority on the HER. This includes all known historic sites and features from the earliest human activity to the present day. All aspects of the archaeological and built environment are recorded and these records are updated as sites are identified. These include earthworks, ruins, finds, historic buildings, historic landscapes, industrial archaeology, military sites and boundaries. It records the existence of sites and indicates the research which has been undertaken for these assets. The HER also records locally important designed landscapes and historic gardens. New heritage assets are being identified all the time, and are added to the HER. The HER can be accessed online, or by contacting National Park Authority officers.[114] In considering development proposals, specialist advice may be sought from National Park Authority conservation officers on the significance of the heritage asset and how it contributes to the conservation and enhancement of the area's cultural heritage.

Considering Proposals Affecting Heritage Assets

4.102 Heritage assets which are likely to be affected by development proposals, should be identified at pre-application stage. Applications should describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the asset's importance, in order to understand the potential impact of the proposal on their significance. Sites of archaeological significance on Exmoor should be preserved wherever possible. The Exmoor HER should be consulted as a minimum to determine whether or not a heritage asset, and/or its setting and its significance is likely to be affected. The National Park Authority should be contacted if data is required in support of a planning application. In some circumstances, a Heritage Assessment may be required. Further guidance can be provided and early discussion with officers is encouraged. Historic England provides guidance through Advice Note 2 Making Changes to Heritage Assets and Good Practice Advice Note 3 The Setting of Heritage Assets.[115]

[112] HM Government (2015) Town and Country Planning (General Permitted Development) (England) Order 2015. The Stationery Office, London.
[113] Fyfe and Adams (2008) Assessment of the Areas of Exceptional Archaeological and Historical Importance. ENPA, Dulverton
[114] Further information on the Exmoor National Park Historic Environment Record can be found at: www.exmoorher.co.uk
[115] Historic England (February 2016) Historic England Advice Note 2: Making Changes to Heritage Assets Historic England (March 2015) Historic Environment Good Practice Advice in Planning Note 3 – The Setting of Heritage Assets

4.103 Where an application affects, or has the potential to affect, heritage assets with archaeological interest (including scheduled monuments, within historic settlement cores, within the curtilage of a listed building, PALs, historic field patterns or historic farmsteads,[116] or other locally designated assets on the HER), applications must include an appropriate desk-based assessment and, where necessary, a field evaluation which may need to include full excavation, examination and recording and public involvement where appropriate. Applicants are encouraged to discuss their plans at an early stage with the National Park Authority who will advise whether proposals are likely to affect archaeological sites or features and their settings, and whether further work is necessary. If archaeological remains are encountered during development, the National Park Authority will offer advice and assistance on their importance and the appropriate course of action. Archaeological assessments and field evaluations should be in accordance with the Annex 1: Conduct of Archaeological Work and Historic Building Recording within Exmoor National Park (Section 12).

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


Lynmouth

[116] Architecton (1997) Exmoor Farmsteads: An Evaluation of Old Steadings within Exmoor National Park. ENPA, Dulverton.
The survey gave the Historic Farmsteads a status of grade 1, 2/1, 2/2, 3 and 4. Only those graded 1 and 2/1 as 'outstanding', and therefore of greatest historical interest, are shown on the Policies Map.

CE-S4 Cultural Heritage And Historic Environment

1. Exmoor National Park's local distinctiveness, cultural heritage, and historic environment, will be conserved and enhanced to ensure that present and future generations can increase their knowledge, awareness and enjoyment of these special qualities.
2. Development proposals affecting heritage assets (identified on the Exmoor National Park Historic Environment Record) and their settings, will be considered in a manner appropriate to their significance including:
   a) designated conservation areas, scheduled monuments, listed buildings, and registered historic parks and gardens; and
   b) locally important historic sites and features, including Principal Archaeological Landscapes.
3. Development proposals should make a positive contribution to the local distinctiveness of the historic environment and ensure that the character, special interest, integrity, and significance of any affected heritage asset and its setting is conserved or enhanced.
4. Development proposals likely to affect heritage assets and/or the setting of heritage assets should be supported by a desk-based assessment appropriate to their significance. In certain cases, developers will be required to arrange for archaeological or historic building evaluations – these should be prepared in accordance with the Conduct of Archaeological Work and Historic Building Recording within Exmoor National Park (Annex 1).
5. Where development proposals will lead to substantial harm to, or total loss of significance of, a designated heritage asset, permission will be refused.
6. Adverse impacts on locally important heritage assets and/or their settings should be avoided. Where proposals are likely to cause substantial harm to or loss of locally important assets, permission will only be granted in exceptional circumstances where the public benefit outweighs the asset's historic or archaeological interest, having regard to the scale of any harm or loss and the significance of the heritage asset. The features of interest should be preserved in situ, but where this is not justifiable or feasible, provision must be made for appropriate preservation by record.
7. Development proposals should positively reinforce the historic character of Exmoor's settlements through reflecting the traditional vernacular architecture and enhancing local distinctiveness.

Conserving Heritage Assets

Conservation Areas

4.105 Conservation areas are designated in recognition of their unique character and local distinctiveness, which is derived from the combination of historical and architectural features including: groupings of buildings, their form and prominence, different styles, the relationship between buildings and spaces, views along streets and between buildings, traditional street patterns and layouts and the design and traditional materials of buildings. Features within the conservation area such as bridges, trees, hedgerows, boundary walls, banks, rivers, open spaces and footpaths are all important in giving an area its character. Porlock Weir and Lynmouth conservation areas include historic harbours.

4.106 As conservation areas generally cover a more extensive area compared to other heritage assets, development will be carefully managed to ensure that their character is preserved or enhanced. Particular attention will be given to the special features for which the area is designated, in order to ensure that the impact of proposals on the valued elements of conservation areas can be properly assessed. This might include the impact on the skyline, views in and out of the conservation area, the loss of or works to trees, or the loss of definition of a settlement boundary.

4.107 Given their level of significance, there will normally be a presumption against the demolition or loss of a building or feature contributing to the character of the conservation area. An emphasis will also be placed upon the use of local, traditional, materials and traditional methods of construction and design that respond to the local vernacular architecture. Article 4 Directions in conservation areas are a means of controlling alterations to features including roofs, doors, windows and chimneys and will be used where appropriate.

Principal Archaeological Landscapes (Pals)

4.108 PALs are relatively extensive areas which encompass a range of designated and non-designated heritage assets which relate to each other to form a common archaeological landscape shaped by specific human achievements. The first PALs were identified on Exmoor's moorland and demonstrate an extremely high quality of preservation. They include examples of: relict prehistoric landscapes, medieval farming systems, parliamentary enclosure and the reclamation of the Royal Forest, and military training landscapes.[117] Subsequent PALs have been identified in other areas of the National Park including landscapes associated with Exmoor's industrial heritage (e.g. the West Somerset Mineral Line).

4.109 The main threats to PALs generally lie outside the scope of planning and include management issues such as farming, vandalism, visitor pressure and vegetation. Although the initial tranche of PALs was mainly located on open moorland areas that are usually protected for their international and national wildlife significance, subsequent PALs are more widespread and include areas of settlement including farmsteads and villages. Applications for development within or likely to affect a PAL should therefore avoid harm to the integrity and archaeological interest of the PALs and specifically relate to the significance and context of the site. It is considered that many of the open moorland PALs will be inappropriate areas for development.

Heritage Assets And Their Settings

4.110 The setting of a heritage asset is the surroundings in which a heritage asset is experienced.[118] Its importance is determined by how it contributes to the significance of the heritage asset. The extent of a setting is not fixed and may change as the asset and its surroundings evolve over time and therefore cannot be definitively and permanently described. Elements (individual features) of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

4.111 Extensive heritage assets, such as PALs and conservation areas, can include many heritage assets and their nested and overlapping settings, as well as having a setting of their own. The setting of a heritage asset may reflect the character of the wider settlement or landscape in which it is situated, or be quite distinct from it. The setting in built up areas,

[117] Wilson-North R. and Riley H. (2004) Exmoor Moorlands – The Historic Environment, ENPA, Dulverton
[118] DCLG (2012) National Planning Policy Framework (glossary). DCLG

given the potential numbers and proximity of heritage assets, is therefore intimately linked to considerations of design and of the character and appearance of conservation areas.

4.112 Setting is most often associated with views looking towards, across or from within the asset. Views that contribute more to the significance of the asset include those with historical associations such as view-points; where there are relevant associations between the asset and other heritage assets, natural features or phenomena (lunar/solar events); and where the view is a fundamental aspect of the design or location. Conservation character appraisals will also identify important views.

4.113 Development proposals should seek to avoid adverse cumulative impacts on the setting of heritage assets, and the erosion of their aesthetics. The enhancement of heritage assets and their setting will be encouraged, including the repair or restoration of important features, the improvement or removal of unsightly features, and measures that better reveal the significance of the asset. Further detailed guidance is set out in the Historic England good practice advice note for The Setting of Heritage Assets (or any replacement guidance) to provide an understanding of the potential impact of the proposal on the significance of the asset and contribution made by its setting.[119] This will help inform any Heritage Statement that may be required when submitting a planning application.

Climate Change

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

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

Redundant Heritage Assets and Assets at Risk

4.116 Whilst the protection of listed buildings is paramount, it is recognised that historic buildings have been altered and extended over time and that the need for change will continue and may sometimes be necessary to ensure their use is maintained. This may include adaptation or re-use to take account of climate change or bringing the building back into viable use. Any proposals for alteration, repair, extension (including internal works or works within the curtilage) or changes of use must be compatible with the listed building's historical or architectural interest. The character of a listed building is linked to its setting, and development proposals which adversely affect settings will not be permitted. The maintenance and use of heritage assets should make a positive contribution to local character and distinctiveness.[120]

[119] Historic England (March 2015) Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets

[120] English Heritage (2015) Historic Environment Good Practice Advice Note 1: The Historic Environment in Local Plans

CE-D3 Conserving Heritage Assets

1. **Conservation Areas**

   Development proposals affecting conservation areas should ensure that:

   a) the character or appearance of the area is preserved or enhanced;

   b) they deliver high quality design and incorporate materials that reflect the scale, architectural quality and detailing of the area.

2. **Principal Archaeological Landscapes**

   Development proposals affecting Principal Archaeological Landscapes (PALs) should be well related to existing development and of a scale and form that will not cause unacceptable adverse effects on the significance, integrity or context of the PAL as a whole or its individual components.

3. **Heritage Assets and their Settings**

   Development proposals affecting a heritage asset and its setting should demonstrate:

   a) a positive contribution to the setting through sensitive design and siting;

   b) the promotion of the understanding and enjoyment of the heritage asset and its setting or better reveal its significance and appreciation of the setting; and

   c) avoidance of unacceptable adverse effects and cumulative visual effects that would impact on the setting.

4. **Heritage Assets and Climate Change**

   Development proposals affecting heritage assets that are required to adapt to, or mitigate the effects of, climate change will be permitted where it can be demonstrated that:

   a) measures to adapt to climate change will safeguard the heritage asset over the longer term, and conserve their special interest; or

   b) measures to mitigate the effects of climate change will not harm the special interest or appearance of the heritage asset.

5. **Redundant Heritage Assets and Assets at Risk**

   a) development proposals that seek to bring heritage assets, that are redundant or at risk, into a viable use in ways that are consistent with their long term conservation will be encouraged; and

   b) proposals should be consistent with policy CE-S4 Cultural Heritage and Historic Environment and CE-S5 Principles for the Conversion or Structural Alteration of Existing Buildings to ensure they continue to positively enhance local character and distinctiveness.

The Conversion or Structural Alteration of Existing Buildings

Context

4.117 Policy CE-S5 sets out the principles that should be applied to the conversion or structural alteration of existing traditional and non-traditional buildings, to enable a change of use that is consistent with other policies in this plan.

4.118 National policy encourages the reuse of existing buildings[121] to support the transition to a low carbon future as it generally provides environmental savings compared to demolition and new construction.[122] During the lifecycle of buildings (their construction, use and demolition) a vast amount of energy is consumed. The efficient use of resources is an important principle of sustainable construction; re-using existing buildings or building materials, for example, reduces the need to manufacture and/or win new materials for construction and therefore the proportion of embodied energy required and carbon emissions.[123] Existing buildings are a significant resource and enabling adaptive reuse through conversion can help to achieve sustainable development objectives and long term benefits for the individual building. In the National Park there are permitted development rights for the change of use of agricultural buildings under the General Permitted Development Order 2015 (as amended); the National Park Authority will need to be notified of any change and in some circumstances prior approval on certain matters will be required.

The Conversion of Traditional Buildings

4.119 Traditional buildings are important assets that contribute to the cultural heritage of the National Park and include a range of building types. The term 'traditional buildings' refers to mostly older buildings of solid wall construction built of natural and often local materials (e.g. stone, cob, brick, lime mortar and render) that on Exmoor usually predate the Second World War.[124] This term may also include buildings of historic interest, and where the use of certain materials may be long established, for instance some timber buildings and community buildings clad in corrugated iron sheeting. It will be for the National Park Authority to determine whether a building is considered to be 'traditional' based on its historic and/or vernacular merit and its contribution to the National Park.

4.120 Many traditional farm buildings on Exmoor are historically significant and contribute to local distinctiveness and landscape character. The continuation of the original use and sensitive repair of such buildings using traditional materials is encouraged. Advice can be provided on repair and the availability of grants including through agri-environment schemes.[125]

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

4.122 The sympathetic adaptation of these and other buildings in the National Park can ensure that the long term maintenance of the building fabric, and its embodied energy can be sustained. Proposals should seek to ensure that the capacity and structure of the building is practical for the proposed use. Original features that provide evidence of their former use should be retained and minimal changes made to

[121] DCLG (2012) National Planning Policy Framework (Paragraph 17). DCLG
[122] Preservation Green Lab (2011) The Greenest Building: Quantifying the Environmental Value of Building Reuse
[123] Embodied energy is the total amount of energy consumed during the production, renovation, replacement or demolition of a building.
[124] In terms of traditional farm buildings 'traditional' describes farm buildings pre-dating 1940 in the following publication:
English Heritage (2006) Conversion of Traditional Farm Buildings: A Guide to Good Practice
[125] Natural England and English Heritage (2009) Farming for the historic environment – Make the most of Environmental Stewardship

the building fabric to ensure the historic and architectural integrity of the building and its setting in the landscape are conserved. A condition may also be attached to a planning permission to ensure that the buildings and features of interest are recorded prior to the commencement of development. The level of recording required will be based upon the historic significance of the building and the intended use (CE-S4 Cultural Heritage and Historic Environment).

4.123 In many cases proposals for the conversion or structural alteration of a traditional building are likely to require both a structural and an ecological survey as part of a planning application. However, some traditional buildings may be considered too sensitive to convert to any alternative use due to reasons of their landscape setting, wildlife value, or heritage (see policies CE-S1 Landscape and Seascape Character, CE-S3 Biodiversity and Green Infrastructure, and CE-S4 Cultural Heritage and Historic Environment).[126]

4.124 Where a traditional building is regarded as structurally unsound for conversion or it would require substantial reconstruction, extension or alteration; the proposal will be classified as a 'new build' rather than 'conversion' and will need to accord with the relevant policies set out in this Local Plan. Such proposals should still seek to retain the embodied energy in the building and the historic fabric of the structure. It may be preferable for some ruined buildings to remain as ruins with measures in place to stabilise their structure where they are of landscape or historic value.

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

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

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

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

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

d) Roofing materials should be retained where it is a traditional natural material such as clay pantiles, natural slate or wheat-reed thatch. New roofing should use appropriate natural traditional materials. In certain circumstances, such as the conversion of buildings for ancillary uses, the use of corrugated iron or steel sheeting may be acceptable as a roofing material where no other traditional roofing material is present.[127]

[126] University of Gloucester et al. (2006) Living Buildings in a Living Landscape – finding a future of traditional farm buildings

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

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

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

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

4.128 To avoid harmful impacts on the historic and architectural interest of traditional buildings, any adaptations (particularly a change to residential use) should ensure that the simplicity and design of the building and its setting are retained. This can be achieved by avoiding overly intensive uses and excessive internal partitioning of the building; whilst retaining some spare capacity for ancillary purposes. For example, where there is a whole complex of traditional buildings on a farmstead, an approach which leaves some buildings unconverted to enable space for storage, or continuing agricultural use, would help to ensure the retention of some of the original vernacular form (HC-D7 Conversions to Dwellings in the Open Countryside and RT-D4 Non-serviced Accommodation). This approach avoids the pressure for additional new build development in the future and will be decided on a case by case basis.

4.129 In terms of the conversion of buildings to a residential use, it is recognised that the floorspace of existing buildings will occasionally be larger than the required gross internal area for certain occupancy restrictions (HC-S2 A Balanced Local Housing Stock). Where the proposed gross internal area exceeds the policy requirement, the application should demonstrate how the following points have been considered:

a) The desirability of converting all the existing structure in terms of achieving conservation and enhancement of the building and its setting.

b) Whether the building can be converted to more than one dwelling unit.

c) Whether part of the building can remain unconverted, or used as ancillary storage/garaging to ensure the habitable space does not exceed the required gross internal area.

For any dwelling with a floor space restriction, but particularly local affordable dwellings, any increase in the gross internal area should be reasonable in relation to the policy requirement, as the size of the dwelling will have a substantial bearing on its value and affordability over the longer term.

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

4.131 Where permission is granted for the conversion of a traditional building, a condition will be attached to remove permitted development rights granted by the General Permitted Development Order, in respect of alterations and extensions to residential properties as this will help to ensure that the character and appearance of these buildings are conserved.[128]

4.132 Proposals for extensions should, in the first instance, seek to accommodate provision within existing outbuildings before considering new additions. New additions to converted buildings may only be considered where the historic significance of the main building and its setting are not compromised, and where the extension is demonstrably subservient (CE-S6 Design & Sustainable Construction Principles,

[128] HM Government (2015) Town and Country Planning (General Permitted Development) (England) Order 2015. The Stationery Office, London.

CE-D4 Extensions to Buildings and CE-S4 Cultural Heritage and Historic Environment).

The Conversion Or Structural Alteration Of Non-Traditional Buildings

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

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

4.135 The reuse of a modern agricultural building should not necessitate the need for another agricultural building. Where permission is granted for reuse, conditions may be attached to withdraw permitted development rights for the construction of new farm buildings on the holding to prevent the proliferation of such buildings, which can have a detrimental impact on landscape character.

4.136 Buildings that have been constructed for less than 10 years will not normally be considered for conversion and/or change of use. In such circumstances, the degree to which the building has been used for the intended agricultural purpose will be taken into account. Where the National Park Authority has reasonable cause to believe that an applicant has, with the benefit of permitted development rights, constructed a new farm building with the intention of early conversion to another use, it will be appropriate to investigate the history of the building to establish whether it was ever used for the purpose for which it was claimed to have been built (SE-S4 Agricultural and Forestry Development). Part 3, Class R of the General Permitted Development Order 2015 permits the change of use of agricultural buildings to a flexible commercial use. To meet these requirements, the buildings should have been solely for an agricultural use as part of an established agricultural unit on 3rd July 2012 or when it was last in use before that date (see policy SE-S3 Business Development in the Open Countryside).

Conversion of a traditional building near Exford

CE-S5 Principles for the Conversion or Structural Alteration of Existing Buildings

1. The conversion or structural alteration of any existing building will be permitted where the proposal:
   a) accords with the relevant policies in this Plan in terms of the intended use;
   b) clearly demonstrates that the building is capable of conversion without substantial reconstruction;
   c) is suitable for the existing building in terms of the intended use and the intensity of that use, in relation to its capacity, structure and character without substantial alteration; where the conversion of a building relates to a change of use to a dwelling, sufficient curtilage space should be provided where the delineation of this space would not individually or cumulatively result in harm to the character of the building or its setting; and
   d) maintains or replaces any existing bat and barn owl roosts.
2. In addition to clause 1, proposals for the conversion or structural alteration of traditional buildings, should also:
   a) ensure the historic fabric, and architectural interest of the building and its setting including the retention of existing traditional and historic features are conserved and enhanced; and
   b) reflect the character and significance of the building and conserve its traditional appearance through sensitive design and the use of traditional materials, detailing and construction principles.
3. 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.
4. In addition to clause 1, proposals for the conversion or structural alteration of non-traditional buildings, will only be permitted if traditional buildings are demonstrated to be incompatible with the intended use or no such buildings are present, and where:
   a) the building is of permanent and substantial construction; and
   b) environmental and visual enhancement to the building and/or its setting are incorporated into the proposals where necessary to deliver an overall acceptable scheme.

Design and Sustainable Construction Principles

Context

4.137 High quality development, achieved through good, inclusive design and the efficient use of resources, is firmly embedded in national planning policy as a key element of achieving sustainable development to improve the character and quality of a place; contributing to the improvement of places for people with good standards of amenity to create attractive places to live, work and visit.[129] The design of developments should respond to local character, reflect local surroundings and materials, to establish a strong sense of place whilst not discouraging appropriate innovative design.

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

4.139 Policy CE-S6 Design and Sustainable Construction Principles, sets out the principles guiding the design and construction of new development. It promotes high quality sustainable design which conserves and enhances the National Park by ensuring new development reflects and complements Exmoor's landscape and settlement character.

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

Accessibility & Amenity

4.141 Good design should also address the relationship between people and place and ensure that people can move easily between areas and access employment and other key services. Design principles should also address social and environmental concerns, to ensure that developments are safe and accessible for people who live, work and visit and should, where appropriate, provide benefits for health and well-being such as open space for recreation, footpaths, and cycle ways.

4.142 Issues such as overlooking, loss of daylight/sunlight or overbearing appearance, should be taken into account when submitting development proposals to ensure the amenity of neighbouring occupiers (and future occupants) is protected in the public interest. In terms of 'overlooking', proposals which seek to avoid this issue using fixed-shut, obscure glazing, should demonstrate that there is no unacceptable perception of overlooking.

Form, Character and Layout

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

4.144 The design of new development will therefore be expected to be of the highest quality with some flexibility in terms of how this achieved – for example traditional materials, such as slate and local building stone, could be used in an innovative, contemporary design; or other natural, sustainable materials could be used in a traditional Exmoor layout and arrangement (e.g. a traditional one-and-a-half storey cottage with timber shingles and hemcrete walls).

Landscape Character and Sensitivity

4.145 Development should enhance local landscape character (see policy CE-S1 Landscape and Seascape Character) and distinctiveness by ensuring that the proposal takes account of landscape in terms of topography, existing landscape elements, and aspects.

[129] DCLG (2012) National Planning Policy Framework (Section 7). DCLG

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

4.147 A Landscape Sensitivity Study, produced as part of the evidence base for the Local Plan, assessed the landscape capacity for small scale housing development over the long term within or adjacent to settlements.[130] The study includes design recommendations in terms of scale, layout and massing within some areas of low or moderate sensitivity. Proposals will be expected to incorporate these recommendations.

Street Design

4.148 The design of streets has a significant influence on the layout and setting of a development. Streets are distinct from roads, in that the importance of 'place' is the primary focus, rather than movement. The materials, scale and proportion of new streets and their relationship with buildings will be fundamental to the success of the final design and its contribution to local distinctiveness. Streets should be designed to reflect local character, and respond to the historic form and layout of existing streets.[131] Surface materials are significant in helping to reinforce local distinctiveness, and may also be used sympathetically to delineate streets as social spaces where pedestrians and cyclists have priority over traffic. [132]

4.149 The excessive or insensitive use of highway signage and other street furniture has a detrimental impact on the success of the street as a place. Within the National Park it is particularly important to limit the visual impact of highway infrastructure, such as the inappropriate use of kerbing, signs, road markings and street furniture, which can have a detrimental urbanising effect on Exmoor's high quality built and natural environment (AC-S2 Transport Infrastructure). [133]

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

Landscaping

4.151 The landscaping of a site, including tree and shrub planting can help to ameliorate the impact of new development on landscape character. Such works can also have benefits for wildlife and enhance biodiversity. They can provide shelter to help reduce heat loss from buildings, and shade to help with cooling - contributing to the sustainability of the development. Landscaping details must be provided with the submission of development proposals for outline and full planning permission and for the approval of reserved matters. They should illustrate details relating to the retention of existing trees, hedges and vegetation, in addition to the long term structural planting and its maintenance. [134]

Materials, Design Elements & Detailing

4.152 The use of traditional, natural materials is critical in ensuring that the appearance of new developments conserves and enhances the quality and character of the built environment. The National Park Authority will therefore expect the use of traditional vernacular materials, such as natural slate, clay pantiles and combed wheat reed thatch for roofs, and encourage the use of local building stone and/or lime render for walls. Lime based materials including lime mortar and render should always be used for new development built of stone or for

[130] Bryan, P. (2013) Exmoor National Park Landscape Sensitivity Study 2013[updated in 2015], ENPA, Dulverton - includes all Local Service Centres, Villages and Porlock Weir
[131] English Heritage (2005) Streets for All – South West
[132] Design Council, et al. (2012) Building for Life 12
[133] Department of Transport (2007) Manual for Streets
[134] ENPA (2015) Requirements for the Submission of Planning and Other Applications, ENPA, Dulverton

conversions of traditional buildings. These natural materials, traditionally used on Exmoor, take on a 'weathered' appearance with time which is aesthetically pleasing.

4.153 It is clear from extensive consultation, that many people favour natural sustainable materials, especially those that can be sourced relatively locally. There is some cross over between traditional building materials and local sustainable materials, such as local sources of building stone and wheat reed for thatch and, where available, local sources of such materials should be sought. Policy CE-S7 Small Scale Working or Re-Working for Building and Roofing Stone encourages the working of small scale quarries to provide local sources of building stone within the National Park.

4.154 Other local sustainable materials identified include: timber, earth and cob, straw bales, and green roofs.[135] There is an opportunity to derive both an economic benefit to the Exmoor area by sustainably exploiting these local building materials, and to enable a reduction in carbon emissions by using materials which are derived locally and minimally processed. Limestone quarries operate mainly on the Mendips in Somerset, and lime-based materials (for lime render or putty) can be sourced within Somerset and Devon.

4.155 Timber is one of the most versatile materials as it can be used structurally, as cladding, as roofing shingles, and for windows frames and doors. The National Park Authority will encourage the use of natural sustainable materials in the design of new developments particularly where local sources of such materials are used. The use of locally sourced building materials can also benefit the local economy by encouraging existing land based businesses to diversify (e.g. timber processing or farming businesses) and new businesses to be created.

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

4.157 The treatment of individual design elements is of critical importance in achieving a successful overall design and should be considered once the character of an area has been assessed and key principles of scale, massing and form have been addressed. The use of materials and detailing of elements such as doors and windows will have a significant bearing on how well a new development complements its surroundings. The National Park Authority will seek to ensure that such detailing will enhance the design of the development in a style and arrangement which contributes to and strengthens the local character. The National Park Authority expects that windows and doors should be constructed of timber since this is both a traditional and sustainable material which has the potential to be grown locally. Timber detailing (windows, doors, weatherboards etc.) when in hardwood or pre-treated, can also be repaired and have a long lifespan. There are examples of wooden windows on Exmoor which have lasted for well over 100 years. Metal-framed windows may be considered where it is clearly part of the local character of the area or reflects the elements of an original building to be replaced.

4.158 Some building materials are not considered appropriate in the National Park for aesthetic reasons, meaning that they can appear incongruous when used in traditional buildings or historic settings and can erode the character and appearance of the building, local area or street scene. For example, as well as the surface finish, some uPVC window and conservatory designs can also have much thicker, unmoulded frames than timber, and the designs and detailing (applied glazing bars, joints, non-traditional forms of openings and/or wider frames for opening elements in comparison with the fixed panes) are for the most part limited in terms of being effective replacements for traditional timber designs. The National Park Authority wishes to see the use of timber for window frames as the primary approach to fenestration. However, uPVC window frame / conservatory design has improved and some products now have a closer resemblance to the character, profile and appearance of a traditional timber window. Alternative materials may be considered in certain circumstances for non-traditional buildings in areas outside conservation

[135] Ecos Trust (2010) Audit of Local Sustainable Construction Materials in the Greater Exmoor Area, ENPA, Dulverton

areas (e.g. some minor extensions to, or replacement windows in, post-war/non-traditional buildings where existing materials and the age, form and setting of the building may indicate such consideration). Particular attention will be paid to the fenestration of the principal elevation of any building as well as any elevations which are publicly visible. It will be necessary to demonstrate that a non-timber window or conservatory would have the same high quality appearance as a traditional timber one - that the design and form has a character and appearance that complements the building: the frame and glazing bars are slim; each pane is individually glazed; the openings operate in a traditional form (including sliding sashes where that form of window is proposed); and the frame and glazing bars have appropriate mouldings. The design must be of the highest quality and the proposal will not adversely impact local character or heritage assets and their settings (CE-S4 Cultural Heritage and Historic Environment).

Sustainability Standards

4.159 Over the longer term, sustainable design and construction techniques are fundamental to achieving development which minimises impacts on the environment and to enable adaptation to environmental change. This includes minimising energy use through energy efficiency measures and incorporating renewable energy systems (see CC-S5 Low Carbon and Renewable Energy Development).

4.160 Sharing services and facilities in larger developments helps to ensure the efficient use of resources and can reduce the visual impact overall. Maximising the site's resources and incorporating passive design techniques also makes effective use of natural energy resources through ground and air source heating, natural daylight, solar energy and heat gain, ventilation and cooling.

4.161 Sustainability standards include water conservation measures and adaptation to the threat of increasing risks from various forms of flooding (policies CC-D1 Flood Risk and CC-D2 Water Conservation) - taking into account the long term impacts of climate change. Water conservation technology can vary from relatively simple low-tech measures to installing grey water systems in buildings - helping to minimise the volume of potable water used by homes and businesses. In terms of flood risk adaptations, the use of sustainable drainage systems (SuDS) in new developments and re-developments is important to manage surface water run-off through softer engineering solutions that are similar to natural drainage systems and have multi-functional benefits including: providing wildlife habitats, minimising environmental damage and diffuse pollution, and open space provision.[136]

4.162 National policy advises that when setting local requirements for sustainable construction, Local Planning Authorities must be consistent with the Government's zero carbon buildings policy and adopt nationally prescribed standards. The Government's subsequent approach is for local planning authorities not to set in policy any additional local standards relating to the construction, layout or performance of new dwellings.[137] Energy efficiency standards to be met through Building Regulations and measures to increase standards will be kept under review.

4.163 Changes to Building Regulations will consolidate technical standards for housing to ensure that they are high quality, accessible and sustainable. Proposals for new residential and non-residential development are encouraged to incorporate sustainable construction and passive design methods which not only address energy efficiency and seek to incorporate renewable energy technologies, but consider other sustainability issues such as waste, pollution, resource use, and benefits for health and well-being.

4.164 The design of new development should incorporate adequate access for waste collection vehicles and storage for recycling waste. The Somerset Waste Partnership, as a waste collection authority has produced guidance on the requirements for domestic properties, and applicants within the Somerset area of the National Park are encouraged to contact them for advice.[138] Consultation has demonstrated clear support for incorporating sustainability requirements in new development, and reusing existing buildings and recycling materials where appropriate (policies GP4 The Efficient Use of Land and Buildings, CE-S5 Principles for the Conversion or Structural Alteration of Existing Buildings, and CC-S6 Waste Management).

[136] Environment Agency (2011) National flood and coastal erosion risk management strategy for England
[137] HM Government (2015) Deregulation Act 2015 – section 43 Amendment of Planning and Energy Act 2008
[138] Somerset Waste Partnership (2011) Design requirements for residential properties – recycling and waste management

Design & Access Statements

4.165 Design & Access Statements (DAS) are required to accompany planning applications for:

a) major developments,[139]

b) one or more dwellings, or

c) buildings with a floorspace of 100sqm or greater, or

d) listed building consent.

4.166 The DAS should explain the design principles and concepts that have been applied to the proposed development, as well as explaining how everyone will be able to use the proposed building or development. These statements provide developers and designers with an opportunity to demonstrate their commitment to good design, particularly how the development incorporates the key design principles set out in Policy CE-S6 below.

4.167 Policy CE-S6 applies to all types of development (new build and conversions) except agricultural and forestry buildings, the design aspects of which will be considered under policy SE-S4 Agricultural and Forestry Development. In relation to the conversion of existing buildings, proposals should also accord with the principles set out in policy CE-S5 Principles for the Conversion or Structural Alteration of Existing Buildings.

Lyn Health Centre, Lynton

[139] Major developments defined in: Statutory Instrument 201 No.2184 The Town and Country Planning (Development Management Procedure) (England) Order 2010

CE-S6 Design and Sustainable Construction Principles

1. Development proposals should deliver high quality sustainable designs that conserve and enhance the local identity and distinctiveness of Exmoor's built and historic environment and in doing so applicants will be expected to demonstrate the following design principles:
   a) All new build development should positively contribute to its setting in terms of siting, massing, scale, height, orientation, density and layout.
   b) The materials and design elements of a new building or conversion of an existing building, should complement the local context through the use of traditional and natural sustainable building materials. The use of locally-sourced sustainable building materials will be encouraged.
   c) Design should reinforce landscape character and the positive arrangement of landscape features through planting and landscaping schemes, boundary treatments, and surfacing. Existing features such as trees, hedges and stone walls should be retained particularly where they are characteristic of the streetscape and/or the local area.
   d) Design should have regard to health and well-being and ensure that sufficient public and/or private space is provided or available, and footpaths and cycleways are incorporated where appropriate.
   e) The design and layout of development should have regard to improving safety, inclusivity and accessibility for those who live, work and visit there.
   f) The layout and design of new streets and associated infrastructure, required as part of new build development proposals, should respond to local character and the scale, and proportions of the historic street pattern. Opportunities for streets to be used as social spaces will be encouraged.
   g) The use and activity of the development should not detrimentally affect the amenities of surrounding properties and occupiers including overlooking, loss of daylight, overbearing appearance, or other adverse environmental impacts.
2. To incorporate sustainable construction methods, proposals should:
   a) promote the sustainable use of resources;
   b) provide adequate access to, and storage for, recycling waste; and
   c) future proof against climate change impacts, including flood risk, in accordance with CC-S1.
3. Proposals that reduce carbon emissions further than required by Building Regulations, including through improving energy efficiency or through renewable and low carbon technologies (CC-S5), will be encouraged.

Extensions

4.168 The design of proposed extensions to existing buildings should usually ensure that the additions are subservient to the main building and that the roofline reflects the form and symmetry of the original. These measures ensure that the scale and massing of the extension are not disproportionate to the original, and do not over dominate the setting of the building in its wider context. Unheated structures such as roof cavities may be used as bat roosts (especially in the winter) and where these are present, proposals should ensure that the roosts are maintained or replaced. Pre-application discussions with officers will help to ascertain whether an ecological survey is required.

4.169 Proposals to extend traditional buildings should have particular regard to the historic character and architectural interest of the building, including through the use of traditional materials and detailing, that reflect the vernacular of the original building. Extensions that are clearly residential in nature, such as conservatories and porches, are considered to be inappropriate additions to those traditional buildings which were built for non-residential purposes, such as barns.[140]

CE-D4 Extensions to Buildings

1. New additions or extensions to existing buildings should accord with the relevant policy considerations in terms of the existing or proposed use of the building, and will only be permitted where:
   a) they will complement the form, character and setting of the original building;
   b) the extension is appropriate in terms of scale and massing;
   c) the roofline of any extension respects the form and symmetry of the original building; and
   d) bat roosts are maintained or replaced.
2. Extensions to traditional buildings should reflect and sustain the historic significance, character and appearance of the original building through the sensitive design and use of materials, detailing, and construction principles to ensure the architectural interest, historic fabric and features, and setting of the building are conserved and enhanced.

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

Advertisements and Private Road Signs

4.170 Advertisements, including private road signs, are an important way of attracting customers and supporting visitor trade, thereby helping the local economy.[141] However, in the interests of amenity, they need to be carefully managed to ensure that, individually and/or cumulatively they are compatible with the character of the landscape, street scene and individual buildings.

4.171 Poorly placed advertisements can have a negative impact on the built and natural environment, both in terms of individual proposals and when viewed with other advertisements, because of their potential cumulative and sequential landscape effects (CE-D1 Protecting Exmoor's Landscapes and Seascapes). Avoiding the proliferation of advertisements and signs helps ensure the conservation and enhancement of the National Park and its special qualities. Therefore, where signs are necessary and wherever possible, consideration should be given to consolidating adverts/signage so that proposals do not contribute to an obtrusive form of development that may result in a cluttered appearance in the landscape or built environment context. The use of existing structures should be considered to help avoid unnecessary additional free standing adverts/signs.

4.172 Advertising features such as banners, sun-blinds and internally illuminated signs that require express consent will be resisted as they are generally considered to be inappropriate features that do not reflect or conserve the traditional and historic character of Exmoor's buildings and street scene.

4.173 Different classes of advertisement and controls, including guidelines for National Parks, Special Areas of Advertisement Control and conservation areas are set out in legislation.[142] National Park Authority officers will advise as to whether express consent (a planning application) is required. The whole of the National Park outside the Local Service Centres of Dulverton, Lynton & Lynmouth and Porlock is designated as an Area of Special Advertisement Control.[143] This designation enables the National Park Authority to apply additional controls over the siting and appearance of most types of advertisements including stricter limits on the height and size of some advertisements and that some classes of advertisement may not be displayed. Applicants must also demonstrate a reasonable requirement for an advertisement. Advertisements should be subject to control in the interests of amenity and public safety, this includes cumulative impacts.[144]

4.174 Additional controls usually apply to display advertisements on listed buildings and on the site of a scheduled monument, as, in such cases, almost all development proposals will require listed building or scheduled monument consent in addition to any advertisement control.[145] The National Park Authority encourages early discussions on any proposals, and advise on whether permission may be required.

Amenity and Public Safety

4.175 If advertisement consent is required the National Park Authority will take into consideration amenity, and public safety interests in terms of the advert/signage design (including the size, scale, proportions, siting, positioning, colour, size of lettering or symbols, amount of text and type of materials used). Where a sign is necessary, advertisements should respect the landform and quality of the immediate surroundings including the natural contours, landscape character and background features against which they will be seen.[146] To conserve and enhance the National Park, advertisements and private road signs should, therefore, be designed to harmonise with the local area and setting, and to reflect the area's high quality environment. On occasions this may require a

[141] The term advertisement in this context includes: "any word, letter, model, sign placard, board, notice, awning, blind, device or representation, where illuminated or not ... used wholly or partly for... advertisement, announcement or direction any hoarding or similar structure... and anything else... used,... designed or adapted ... for use for the display of advertisements" – 336(1) of the 1990 Town and Country Planning Act, as amended by section 24 of the Planning Compensation Act (1991)
[142] HM Government (2007) Statutory Instrument 2007 No.783 Town and Country Planning (Control of Advertisements) (England) Regulations 2007
[143] HM Government (1990) Town and Country Planning Act 1990 (As Defined under Section 221)
[144] DCLG (2012) National Planning Policy Framework (Paragraph 67). DCLG
[145] Applications for Scheduled Monument Consent must be made to Historic England.
[146] HM Government (2007) Town and Country Planning (Control of Advertisements) (England) Regulations (2007)

change to standardised corporate signage. Amenity considerations should also include maintaining advertisements to a high standard.

4.176 In determining applications consideration must be given to the safe use of advertisements, shopfronts and private road signs and any impacts on transport including road users and pedestrians. While recognising that their purpose is to attract attention, consideration will be given to whether the advertisement or private road sign themselves or their proposed location are likely to be so distracting or confusing that they create a hazard or present a danger to people in the vicinity. They should be kept in a safe condition and be removed when required. Crime prevention and detection are also relevant factors.[147]

CE-D5 Advertisements and Private Road Signs

1. Advertisements, and private road signs will only be permitted where it can be demonstrated that in the interests of amenity:
   a) the proposal represents a joint / community advertisement or sign; or the advertisement is located on, or is well related to the building that is used for the business or attraction;
   b) there will be no adverse individual, cumulative, or sequential impact on landscape character and local distinctiveness of the locality; and
   c) 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 area.
2. The proposal should have no detrimental impact on public safety.
3. Opportunities to enhance existing buildings or the landscape through consolidating, redesigning or removing existing advertisements / signage will be encouraged.

Shopfronts

4.177 Traditional shopfronts play an important role in contributing to the built heritage of Exmoor's settlements and, for this reason, the National Park Authority will seek their retention and restoration will be encouraged over replacement. The use of vernacular design, traditional materials and proportions appropriate to the scale of the building and its surroundings will be required for proposals for existing and new shopfronts, to ensure that the architectural character of buildings and the overall visual quality of the street scene are conserved and enhanced.

CE-D6 Shopfronts

1. Traditional shopfronts will be retained and restoration will be encouraged where appropriate.
2. The provision of new shopfronts or the replacement or alteration of non-traditional shopfronts will be permitted where it can be demonstrated that the scale, colour, materials and design are of a high standard which conserve and enhance the character and appearance of the host building and the wider streetscape.

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

Minerals

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

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

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

Context

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

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

4.180 The National Parks' Circular recognises that National Parks are a source of some minerals, including certain building stone and small quarries which provide building materials to maintain the character of the local built heritage.[148] Quarry works may also provide employment within the National Park boundary. It is important therefore, that the need for minerals and the impacts of extraction and processing on people and the environment are managed in an integrated way.

4.181 The Government adopts a sustainable approach to minerals development and recognises the importance of a sufficient supply of material to provide infrastructure, buildings, energy and goods that are required. The National Planning Policy Framework recognises that since minerals are a finite natural resource, and can only be worked where they are found, it is important to make best use of them to secure their long-term conservation. This can be achieved by adopting a hierarchical approach to minerals supply, which aims firstly to reduce as far as practicable the quantity of material used and waste generated, then to use as much recycled and secondary material as possible, before finally securing the remainder of material needed through new primary extraction. National Parks are not expected to designate Preferred Areas or Areas of Search given their statutory purposes.[149]

4.182 Minerals development is different from other forms of development because minerals can only be worked where they naturally occur. Potential conflict can therefore arise between the benefits to society that minerals bring and impacts arising from their extraction and supply.

4.183 Exmoor National Park Authority seeks to ensure sufficient levels of permitted non-energy mineral reserves are available from outside the National Park owing to the major impact of modern mineral extraction on the landscape, wildlife, cultural heritage, public enjoyment and the health and amenity of local communities. The Authority has worked with both Devon and Somerset County Councils to ensure that the needs of Exmoor National Park are taken into account in their minerals planning including that the Local Aggregate Assessments (LAAs) for Somerset and Devon include the relevant areas of the National Park as appropriate.

[148] DEFRA (2010) English National Parks and the Broads UK Government Vision and Circular (Paragraphs 141-145)
[149] DCLG (2014) Planning Practice Guidance Paragraph: 008 Reference ID: 27-008-20140306
[150] DCLG (2014) Planning Practice Guidance Paragraph: 106 Reference ID: 27-106-20140306

4.184 Planning practice guidance states that, in terms of planning for hydrocarbons, mineral planning authorities are expected to include petroleum licence areas on their policies map.[150] A small area of the National Park is included within a Block ST04 (a 10km by 10km area based on the national Ordnance Survey grid). This area has been subject to appropriate assessment under the Habitats Regulations.[151] However, the Petroleum Act 1998 (as amended) sets out certain safeguards in relation to onshore hydraulic fracturing (fracking) to ensure that this does not take place in 'other protected areas': these areas are identified in regulations to include the area of National Parks at a depth of less than 1200m.[152] Hydraulic fracturing can only take place below 1200m.

4.185 Policy CE-S8 Minerals Development will therefore apply to all types of mineral development, other than the small scale extraction of local building and roofing stone (CE-S7 Small Scale Working or Reworking for Building and Roofing Stone) including exploration, appraisal, extraction and processing. Apart from small-scale extraction of building and roofing stone, minerals development is not considered to be appropriate in the National Park as it would have an adverse impact on National Park purposes. There are no known mineral reserves of national importance and the lack of active mineral workings within the National Park supports this policy approach.

4.186 Small scale extraction of building and roofing stone in the National Park would enable the provision of materials necessary for preserving traditional buildings and for maintaining and enhancing the character of settlements and the landscape character of the National Park. Consultation has indicated the need for local building materials for the conservation and repair of buildings and structures of historic and cultural importance. Both national policy and policies within this Plan encourage developers to use traditional local materials in development proposals. Some materials can be salvaged and reused, while quarries just outside the National Park are another valuable source. However, these options are not always practicable, economic or suitable. Stone, for instance, is most appropriate when it is of the same composition as nearby traditional building stone. To achieve a supply of local building stone, policy CE-S7 Small Scale Working or Re-Working for Building and Roofing Stone provides for the small-scale extraction of this mineral resource or the reopening of disused quarries in appropriate circumstances. In accordance with government policy, it is recognised that there will be a need for a flexible approach to the potentially long duration of planning permissions, reflecting the intermittent or low rate of working at many sites.[153] Such mineral development will be associated with some short term noisy activities, which may otherwise be regarded as unacceptable, but are necessary to facilitate the extraction of minerals. Mitigation and planning conditions will be used to ensure that unavoidable noise, dust and blasting vibrations are controlled.

4.187 All proposals will be subject to a requirement to include a scheme for high quality restoration and aftercare of the worked land. Such schemes should seek to achieve the conservation and enhancement of the National Park including for geodiversity and biodiversity, and native woodland (in accordance with policy CE-S3 Biodiversity and Green Infrastructure), historic environment and the quiet enjoyment of its special qualities. Other types of mineral development will be considered against policies CE-S8 Mineral Development and GP2 Major Development.

[151] Oil & Gas Authority (2015) Habitats Regulations Assessment 14th Onshore Oil and Gas Licensing Round Appendix D completed assessment proformas – URN: 15D/401 18th August 2015
[152] The Onshore Hydraulic Fracturing (Protected Areas) Regulations 2016
[153] DCLG (2012) National Planning Policy Framework, para 144

CE-S7 Small Scale Working or Re-Working for Building and Roofing Stone

1. Proposals for small scale quarries or the reworking of existing small quarries to provide building or roofing stone, including for the repair of heritage assets, will be permitted where it can be clearly demonstrated that:
   a) 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;
   b) there is a demonstrable need within the National Park and any minerals won will be for use within the National Park;
   c) proposals would help to provide local employment and reduce 'stone' miles;
   d) there is suitable access and it is of a scale appropriate for its location in the National Park;
   e) it would not adversely affect the landscape character, wildlife, cultural heritage, geodiversity, special qualities, or tranquillity of the National Park, or the health or amenity of local communities;
   f) there are no suitable sources of previously used or banked materials that are reasonably available;
   g) permitted operations do not have unacceptable adverse impacts on the natural and historic environment or human health, including from noise, dust, visual intrusion, traffic, tip and quarry-slope stability, differential settlement of quarry backfill, mining subsidence, increased flood risk, impacts on the flow and quantity of surface and groundwater, and migration of contamination from the site; and take into account any cumulative effects of multiple impacts of individual sites; and
   h) 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.
2. Any waste materials from extraction will be re-used or recycled. A scheme for restoration and after-use of the site should be submitted with the application to ensure that it will be carried out to high environmental standards, based upon conservation and enhancement of landscape character, geodiversity, biodiversity, and the historic environment.
3. Conditions may be applied to limit the annual extraction rate.

CE-S8 Mineral Development

1. Proposals for mineral development, other than that permitted by policies CE-S7 and CE-D7, will not be permitted in the National Park unless in exceptional circumstances, and where they are demonstrated to be in the public interest in accordance with the tests set out in policy GP2 Major Development.
2. If the tests for major development are met, the development and all restoration will be subject to a planning obligation to ensure:
   a) the development should be carried out to high environmental standards and respond to the local landscape character including its natural topography;
   b) ensure that any unavoidable noise, dust and particle emissions and any blasting vibrations are controlled, mitigated or removed at source, and establish appropriate noise limits for extraction in proximity to noise sensitive properties;
   c) any waste materials from the mineral development will be re-used or recycled consistent with CC-S6 Waste Management; and
   d) a scheme for restoration and after-use of the site should be submitted with the application to ensure it will be carried out to high environmental standards based upon conservation and enhancement of landscape character, geodiversity and biodiversity, and the historic environment.

Minerals Safeguarding Areas

4.188 The National Park Authority has not defined Minerals Safeguarding Areas, which are known locations of specific minerals resources of local and national importance, identified to ensure that they are not needlessly sterilised by non-mineral development.[154] Within the National Park sources of the local resource of building stone are identified in the Building Stone Atlas of Somerset and Exmoor and consist of a large number of small derelict building stone quarries.[155] While a few of these derelict quarries may retain the appearance of a quarry, many others will have been reclaimed by vegetation or in-filled. In the National Park, the need for minerals safeguarding is not considered to be as significant as it is in locations with higher expectations of mineral working and general development. Since new development in the National Park is extremely limited, and the demand for local building stone is low, there is very little risk of sterilising the available mineral resource given the extent of the resource across the National Park.

[154] DCLG (2012) National Planning Policy Framework (Paragraph 143). DCLG
[155] English Heritage et al. (2011) Strategic Stone Study – A Building Stone Atlas of Somerset & Exmoor

Interim Development Orders

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

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

CE-D7 Interim Development Order Permissions

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