

## PLANNING APPLICATION REPORT

**Case Officer:** Gemma Bristow  
Strete

**Parish:** Frogmore & Sherford **Ward:** Allington and

**Application No:** 4039/18/FUL

**Agent/Applicant:**

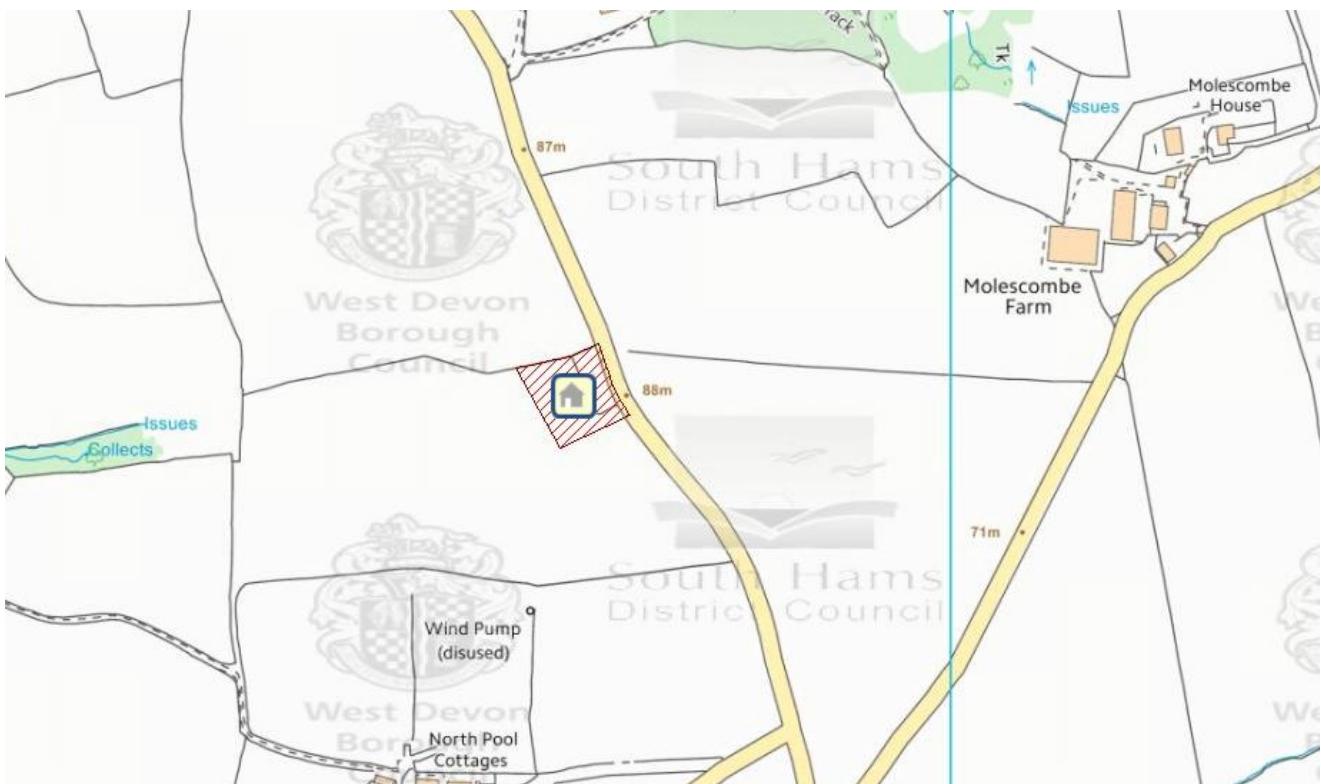
Perraton Partners  
Winslade Farm  
Frogmore  
TQ7 2PA

**Applicant:**

Perraton Partners  
Winslade Farm  
Frogmore  
TQ7 2PA

**Site Address:** Land At Sx776416, Winslade Farm, Frogmore

**Development:** Change of use of part of field to provide extended external farm manure store, along with associated engineering operations (Resubmission of 0147/18/FUL)



**Reason item is being put before Committee**

Cllr Brazil has called this application to committee on account concerns about contamination of private water supplies have not been fully investigated.

**Recommendation:**

Conditional approval

**Conditions**

1. Time
2. In accordance with plans
3. Details of perimeter fencing
4. EA notification
5. Odour management plan

## 6. Landscaping

### **Key issues for consideration:**

Principle, landscape, pollution

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#### **Site Description:**

The proposed site is located directly to the south of Frogmore, on the west side of the road leading to Lee Lane End, and to the south of Winslade Farm itself.

- Within South Devon Area of Outstanding Natural Beauty
- Within Undeveloped Coast

#### **The Proposal:**

Change of use of part of field to provide extended external farm slurry store 50m by 60m with a 18,000 cub. capacity, along with associated engineering operations including battered grassed banks up to 7.7m around the perimeter.

#### **Consultations:**

- Environment Agency No objection

The store should be sized to provide 5 months storage as required by NVZ regulation. The store must conform to The Water Resources (Control of Pollution) (Silage, Slurry and Agricultural Fuel Oil) (England) (SSAFO) Regulations 2010 and as amended 2013. The applicant must notify the EA 14 before works commence, this must include type of structure, proposed design and construction.

The impact of the proposal on the private water supply is a matter for the applicant to demonstrate to the satisfaction of the Local Planning Authority that no adverse impact will occur in accordance with policy.

- Natural England No objection

Confirms that based on the results from the SCAIL modelling provided and our national guidance, the proposal is low risk with respect to air quality risks to designated sites and therefore Natural England has no further comments to make.

The SCAIL assessment predicts that the Process Contribution for all sites apart from Salcombe to Kingsbridge Estuary SSSI is below the 1% significance threshold. For Salcombe to Kingsbridge Estuary SSSI, although the NH3 PC is 9%, well above the 1% significance threshold, the total Predicted Environmental Concentration (PEC) is less than 100% of the ammonia critical level so there would be no threshold exceedance overall for that designated site.

- Environmental Health Section No objection, subject to condition

When considering the application I have considered relevant guidance produced by CIRIA in their guidance note C759b which describes typical and good practice design of manure and silage storage. The Environmental Health officer confirms they do not require any further information from the applicant to consider the application

##### Odour

Existing slurry pit on site with no odour complaints on record. Slurry pits are not particularly odorous unless muck spreading, and odour then short lived and generally tolerated as agricultural. No automatic requirement for odour management plan, but in light of the concerns in this case one is recommended prior to use, in accordance with the EA H2 guidance.

##### Air Quality

DEFRA recognise that storage of animal waste can lead to ammonia, but there is no objective limit under the E Ambient Air Quality Directive, and so no national limit for LPA's to ensure compliance with. The only control is ensuring it does not pose a risk to human health –given

the nearest dwellings are over 300m away this would prevent ammonia being a hazard to health.

Drinking water supplies

The Environment Agency are the principle enforcing agency for ensuring that an activity does not pollute a controlled water such as a stream, coastal water or ground water. To achieve this the store must be constructed in an impermeable manner, and as such the underlying aquifer should be protected. While the EA must be notified prior to works commencing, it is for the applicant to ensure the store is constructed in accordance with the guidelines. In addition, guidance about general water supplies state pollution sources should be no closer than 50m from a borehole or 250m from a well or spring supply. It is noted the site is more than 300m from the supplies quoted in the objections. In response to comments from the Drinking Water Inspectorate, the Council have reviewed the aquifer vulnerability map, the distance to the proposed lagoon and the controls that are required by the Environment Agency I am satisfied that the risk posed by the proposed lagoon is minimal.

• South Pool Parish Council Objection

Consider more information should have been given with this application, the plan does not show any perimeter fencing which should be a condition.

This site is situated within 200 meters of the water supply to a group of houses (all within our Parish at North Pool. Recommend the site be moved towards Frogmore away from dwellings, the water supply and the main road. Parish Council are also concerned re the ammonia fumes and air pollution so close to dwellings and the main road.

• Frogmore & Sherford Parish Council Objection

Noted site has moved to more remote location from housing, but is adjacent to the main road. The application site area has increased from 4,800 sqm to 6,500 sqm. Technical issues from previous withdrawn scheme have not been resolved:

1. Confirmation that there are no residential properties or heritage assets within 400m of the site.
2. Impact and compliance assessments in relationship to:
  - a. Nitrate Vulnerable Zone legislation
  - b. Compliance with DEFRA guidance
  - c. Increase in traffic density due to intensive usage
  - d. Health and Safety Executive assessment re toxicity and risk of emersion
  - e. Public safety and site security, screening, fencing
  - f. Air pollution – an Odour Management Plan and contingency arrangements
  - g. Greenhouse gas assessment
  - h. Ammonia emission assessment - the need to cover the pit
  - i. Visual impact assessment on the AONB protected landscape.

• Stokenham Parish Council Objection

Insufficient detail had been supplied with this application, but on the basis of what parish council could see they could not support it for the following reasons:

Size and location in the AONB. It was noted that the location of the proposed store had moved, and that the area covered had increased by one third since the previous (withdrawn) application. Notwithstanding the stipulations of the NVZ legislation, any proposal to site a 6-feet deep slurry lagoon the size of Wembley football pitch next to a main road in the South Hams AONB – an area entitled to the highest level of protection from environmental and scenic degradation – seemed extremely problematic.

Odour and atmospheric pollution. The proposed slurry pit was apparently uncovered, which would cause a major odour nuisance for miles around. More seriously, anaerobic fermentation in the slurry would result in the formation of large concentrations of noxious gases, including ammonia, a major cause of childhood asthma, which would quickly evaporate over such a large surface area and be readily airborne. Defra's Clean Air Strategy paper 2018

<https://consult.defra.gov.uk/environmental-quality/clean-air-strategy->

consultation/user\_uploads/clean-air-strategy-2018-consultation.pdf holds agriculture responsible for 88% of UK emissions of ammonia, with dairy farming the largest single contributor, and recommended that slurry stores were covered, as they were by law in the Netherlands and Denmark, where ammonia emissions had been halved since legislation was introduced.

Run-off management. No detail was given on what measures would be put in place to prevent run-off/overtopping of the slurry pit in the flood conditions experienced ever more frequently in these parts.

Safety and security. Such a large uncovered expanse of slurry at a depth of 2 metres presented a major safety risk, yet there was no mention of any form of barrier or security fencing to prevent accidental entry.

Previously raised concerns. Stokenham Parish Council would be grateful for clarification on the additional points raised by Frogmore and Sherford Parish Council in their response.

- Specialist drainage officers      No comments  
Outside the remit of internal drainage officers
- Specialist Ecology officer      No objection  
The ecology officer confirmed a Preliminary Ecology Assessment is not required, as on the Wildlife Trigger table where only 1a is ticked (meaning the site is over 0.1ha) then the LPA has discretion to decide that a PEA is not required if they deem there will be no impact on protected or priority habitats and species. In this case given Natural England have confirmed no concerns it is considered a PEA is not required.
- Specialist Landscape officer      No objection, subject to condition  
Located above the Kingsbridge and Salcombe estuary system on rising land above the Frogmore creek, it is set within a strongly rural, agricultural landscape. It will have a negligible visual impact given its form and type, or harm the recognised special qualities of the protected landscape or its valued attributes. Additional low planting can be secured to further mitigate the proposal, enhancing the landscape character and providing successful assimilation with the surrounding countryside.
- Drinking Water Inspectorate      General comments  
Local authorities are the regulators for private water supplies (where it is used for domestic purposes) and responsibility for ensuring water supplied from private supplies is wholesome (a regulatory term which means that it must meet the standards of the regs) and safe to consume rests with them. The Council has a duty to investigate where they suspect the water is unwholesome. If the lagoon is approved Environmental health officers need to conduct a risk assessment. If the lagoon is put in place, third parties are likely to need additional treatment and may need to put in place other protective measures to the supply. If the Local Authority determines there is a danger to human health, they are required to enforce, which means people with private water supply at risk will be compelled to complete the mitigating actions.

### **Representations:**

18 letters of objection on the following grounds:

- Prominent site and so impact on AONB
- Impact on air quality from ammonia
- Impact on SSSI
- No odour management plan
- Inadequate information
- Potential noise from the operation of the store
- The application does not include any perimeter fencing for safety
- The intensive dairy operation is not sustainable development

- Store would be located above aquifer that supplies 12 houses in North Pool, and extracted less than 300m from the store
  - Proximity to residential dwellings
  - High energy needed to pump slurry to this position
  - Additional traffic on road from muck spreading
  - No hydrological study submitted
  - Applicant should have submitted evidence to satisfy the LPA that it would not harm safe water supply
- South Hams Society Objection
    - Lack of information with the application
    - No planning history detailed for the application
    - Increased traffic from shorter window for slurry spreading
    - Impact on air quality from ammonia
    - Safety concerns on access to the pit and gases
    - Increase of greenhouse gases
    - Impact on AONB
    - The grassed banks will look markedly different to surrounding land when it is ploughed
    - The store will need to be fenced which would add to its visibility
    - Should be considered major development in the AONB

## **Relevant Planning History**

4039/18/FUL. Change of use of part of field to provide extended external farm manure store, along with associated engineering. Withdrawn.

## **ANALYSIS**

### Principle of Development/Sustainability:

The site is located in the open countryside and currently in agricultural use, with part of the site in use as a slurry store already. The applicant states the larger store is necessary due to the farm needing to comply with the new and more stringent Nitrate Vulnerable Zones now in place. In terms of policy TTV26 the proposal is supported in principle as it would be complementary to the viable agricultural operations on Winslade farm. It would also be supported by Frogmore and Sherford Neighbourhood Plan policy FSNP 5 as it would require a countryside location.

In respect of the principle policy tests in the NPPF, this application is not considered to constitute “major development” in the context of paragraph 172. The proposal is not considered major development given its scale and appropriate agricultural use within a countryside setting.

### Design/Landscape:

It is noted the site is located above the Kingsbridge and Salcombe estuary system on rising land above the Frogmore creek and it is set within a strongly rural, agricultural landscape. This is within South Devon Area of Outstanding Natural Beauty and defined Undeveloped Coast and so is afforded the highest level of protection. Policy DEV25 which applies to proposals within the AONB specifically states proposals must ‘conserve and enhance the natural beauty of the protected landscape’ as well as maintaining ‘an area’s distinctive sense of place, or reinforce local distinctiveness’. In addition to Neighbourhood plan policies FSNP1 and FSNP 2 on preserving the landscape and specifically Frogmore Creek.

Policy DEV24 relates to the Undeveloped Coast and states that development which would have a detrimental effect on the undeveloped and unspoilt character, appearance or tranquillity of the Undeveloped Coast, estuaries, and the Heritage Coast will not be permitted except under exceptional

circumstances. However for agriculture related development it is considered acceptable provided it meets the following tests: it requires a coastal location, cannot be located outside the Undeveloped Coast, protects and enhances the landscape and is consistent with the AONB management plan on the heritage coast. While it is noted the applicant's agricultural holding consists of land outside the Undeveloped Coast, this land is closer to other residential properties and, in the case of the previous location of the slurry store, would have impacted on the setting of the Grade II listed Molescombe House. It is also noted the current site already holds a slurry store 60m by 17m with surrounding banks 2.4m high on the south-west elevation and is connected to the main farm buildings by an existing series of above ground pumps and pipework. In light of the constraints of the agricultural holding the proposed location of the slurry store is considered acceptable in terms of point 2 of DEV24, as it cannot reasonably be located outside the Undeveloped Coast.

The site is within Devon Landscape Character Area *Salcombe to Kingsbridge Estuary* which is recognised as a '*...waterside landscape where open water is juxtaposed with steep wooded valley sides that rise to rounded ridges between valleys and creeks. The creeks branch off the main waterway to form intricate tidal waterways which are best explored by boat and have a quiet and secretive character. The farmland on the rounded ridges above is divided by hedge banks that emphasise the convex slopes of the land.*

Specialist landscape officers have considered the application and concluded the proposed development of a scale and form that will not adversely impact on the wider landscape character. It does not conflict with the current use in that part of the site has previously been used to store farm waste but will see part of the arable field use changed to include a larger new store. The storage of farm slurry within the agricultural holding is necessary where farms are within a nitrate vulnerable zones (NVZ). It will have a negligible visual impact given its form and type, nor harm the recognised special qualities of the protected landscape or its valued attributes. Additional planting can be secured to further mitigate the proposal, enhancing the landscape character and providing successful assimilation with the surrounding countryside. It is noted this planting would need to be outside the application red line, however it would still fall within the applicant's ownership so can reasonably be controlled.

#### Neighbour Amenity and pollution

Policy DEV2 looks to protect air, water, soil, noise, land and light of new development, and this is also covered in Neighbourhood plan policy FSNP 6 and this section will be broken down to assess each relevant area. Nevertheless, it should be noted that para 183 of the National Planning Policy Framework states,

*'The focus of planning policies and decisions should be on whether proposed development is an acceptable use of land, rather than the control of processes or emissions (where these are subject to separate pollution control regimes). Planning decisions should assume that these regimes will operate effectively. Equally, where a planning decision has been made on a particular development, the planning issues should not be revisited through the permitting regimes operated by pollution control authorities'*

In the case of a slurry store such as is proposed, The Water Resources (Control of Pollution) (Silage, Slurry and Agricultural Fuel Oil) (England) Regulations 20100 (SSAFO), is the document that sets the regulations to ensure slurry store protects land and water supplies. While the applicant is required to notify the Environment Agency at least 14 days before works are to commence, the EA does not issue permits. Nevertheless, the guidelines state that the tank should have a lifespan of at least 20 years and must be sited no closer than 10 metres from an inland or coastal waters or further from a water supply intake. The guidelines for distance of the installation to an inland watercourse are satisfied and there are no distance requirements to groundwater. The Councils role is limited to ensuring the existing private water supply is adequately protected from contamination by the owner.

#### *Odour:*

The concerns of surrounding residents from odour issues arising from the enlarged slurry store are noted, and it is acknowledged that the storage of animal waste can lead to the production of ammonia as a by-product of the decomposition processes.

In terms of odour, Environmental Health (EH) officers have stated there are no records of odour complaints from the existing slurry store in this location. In addition, experience shows that slurry pits are not particularly odorous for the majority of the time, however when the slurry is disturbed during spreading times of the year there can be a strong smell, that is typical of an agricultural type odour.

EH officers have commented that the spreading of the muck itself can also be quite odorous, however generally people are tolerant of agricultural odours in an agricultural setting such as this, especially as the duration of the odour is so short-lived. There is no automatic requirement for an odour management plan to be produced, other than in intensive farming situations which covers pig and poultry farming situations where there are 40,000 chickens, 2,000 production pigs or 750 sows. Nevertheless, given the high level of concern from surrounding residents it is considered reasonable in this case to condition an odour management plan. The management plan should be produced in accordance with the Environment Agency H2 guidance, and prior to commencement of storage.

#### *Air Quality*

DEFRA do acknowledge the impact of agriculture on air quality in the Air Quality Expert Group Air Pollution From Agriculture. However EH officers state there is no relevant national objective limit for ammonia under the E Ambient Air Quality Directive, and as such there is no national limit that local authorities must ensure compliance with. As such there is no remit within the planning regime to control ammonia and its potential impact on wider air quality and greenhouse gasses.

EH officers state the only control in regards to the production of ammonia is ensuring that the level of ammonia produced does not pose a risk to human health. There is guidance from the Health and Safety Executive for people working on slurry stores to ensure that they follow appropriate steps when working on the tank, this includes ensuring that there is adequate ventilation. As the pit is an open pit, this should not be a problem, furthermore the nearest residential premises are approximately 300m from the proposed pit, this should provide sufficient dilution to prevent ammonia being at such a level as to be hazardous to health.

#### *Water supplies*

The Environment Agency are the principle enforcing agency for ensuring that an activity does not pollute a controlled water such as a stream, coastal water or ground water. It should be noted that the EA have not objected to this application, but advised the applicant to notify them 14 days prior to works commencing.

EH officers have stated that to protect water supplies the slurry store must be constructed in accordance with the SSAFO regulations in an impermeable manner, therefore the underlying aquifer should be protected from contamination due to the method of construction. The only restriction on siting a slurry store to protect controlled waters is that it must not be sited within 10m of an inland watercourse which includes a stream, ditch or land drain, even if they only run for part of the year. This does not mention groundwater impacts as it is assumed that if built in accordance with the regulations there will be no impact on ground waters. There is however general guidance about the protection of private water supplies from contamination by slurry spreading which states that it should not occur within 50m of a supply. EH officers have stated they are not aware of any water supplies within 10m or 50m of the site. To note the nearest dwellings lie on lower ground over 350m to the south-west of the site. It is noted that the Parish state the dwellings are within 200m, but this is not the case.

Comments were also received from the Drinking Water Inspectorate reminding that the Council has a duty to ensure water from private supplies are safe to consume. EH officers have stated when carrying out risk assessment for private water supplies the Council utilises the risk assessment tool

produced by the Drinking Water Inspectorate. EH officers state having reviewed the aquifer vulnerability map, the distance to the proposed lagoon and the controls that are required by the Environment Agency they are satisfied that the risk posed by the proposed lagoon is minimal. EH officers have stated it is the responsibility for the owner of the supply to ensure that the supply is adequately protected and/or treated to ensure that the water is fit to drink, in accordance with the owners own risk assessment.

#### ***Noise***

Policy DEV1 of the JLP looks to protect health and amenity including noise. In addition, Neighbourhood plan policy FSNP 4 is also relevant in terms of maintaining tranquillity by restricting noisy development. Concerns were also expressed from third parties on the operational noise of the slurry store, however given its distance from neighbours (350m) this is not considered a significant issue.

#### ***Land***

In terms of protection of the land Natural England have not raised any concerns. They have in fact stated that the increased storage capacity may actually improve run-off as it would avoid spreading in wet winter conditions. There are huge amounts of ammonia from tidal inundation that Kingsbridge Estuary experiences twice daily, and so the relatively very small inputs of ammonia from the slurry store would be far offset by the reduced run-off.

#### **Highways/Access:**

The highways authority have not expressed any concerns over additional traffic caused by the increased size in slurry store. It is also noted that while the shorter window for muck spreading might result in an intensity of use over this period, the resultant agricultural vehicle movements are not considered to be significant.

#### **Other Matters:**

Concerns have been raised over the safety and security of the store given the proposal has not included any perimeter boundary to protect it. In the interests of safety a further condition will be added to request details of a boundary to the store, which should be tied in with the landscaping to ensure the proposal results in an enhancement to the landscape character.

#### **Conclusion**

The proposed slurry store would be located over part of the same footprint of an existing store within an existing agricultural field and so is acceptable in principle as an agricultural use in the countryside. This is also considered acceptable in terms of its location with the Undeveloped Coast given the constraints of the agricultural holding and impact on landscape. No objections have been received from Environment Agency, Natural England, landscape officers or Environmental Health officers in terms of any harmful environmental impacts or landscape impact. It is acknowledged that the application has generated a substantial amount of concern in the local community and expressed from the Parish and surrounding Parish councils, particularly but not limited to concerns over pollution of water supplies. However, within the remit of this application, having regard to para 183 of the National Planning Policy Framework and so setting aside the control of processes or emissions subject to separate pollution control regimes, the proposal is considered acceptable.

***This application has been considered in accordance with Section 38 of the Planning & Compulsory Purchase Act 2004.***

#### **Planning Policy**

##### **Relevant policy framework**

Section 70 of the 1990 Town and Country Planning Act requires that regard be had to the development plan, any local finance and any other material considerations. Section 38(6) of the 2004 Planning and Compensation Act requires that applications are to be determined in accordance with the development plan unless material considerations indicate otherwise. For the purposes of decision

making, as of March 26th 2019, the Plymouth & South West Devon Joint Local Plan 2014 - 2034 is now part of the development plan for Plymouth City Council, South Hams District Council and West Devon Borough Council (other than parts of South Hams and West Devon within Dartmoor National Park).

On 26 March 2019 of the Plymouth & South West Devon Joint Local Plan was adopted by all three of the component authorities. Following adoption, the three authorities jointly notified the Ministry of Housing, Communities and Local Government (MHCLG) of their choice to monitor at the whole plan level. This is for the purposes of the Housing Delivery Test (HDT) and the 5 Year Housing Land Supply assessment. A letter from MHCLG to the Authorities was received on 13 May 2019. This confirmed the Plymouth, South Hams and West Devon's revised joint Housing Delivery Test Measurement as 163% and that the consequences are "None". It confirmed that the revised HDT measurement will take effect upon receipt of the letter, as will any consequences that will apply as a result of the measurement. It also confirmed that that the letter supersedes the HDT measurements for each of the 3 local authority areas (Plymouth City, South Hams District and West Devon Borough) which Government published on 19 February 2019. On 13th February 2020 MHCLG published the HDT 2019 measurement. This confirmed the Plymouth, South Hams and West Devon's joint HDT measurement as 139% and the consequences are "None".

Therefore a 5% buffer is applied for the purposes of calculating a 5 year land supply at a whole plan level. When applying the 5% buffer, the combined authorities can demonstrate a 5-year land supply of 6.1 years at end March 2020 (the 2020 Monitoring Point). This is set out in the Plymouth, South Hams & West Devon Local Planning Authorities' Housing Position Statement 2020 (published 22 December 2020).

**The Plymouth & South West Devon Joint Local Plan was adopted by South Hams District Council on March 21st 2019 and West Devon Borough Council on March 26th 2019.**

SPT1 Delivering sustainable development

SPT2 Sustainable linked neighbourhoods and sustainable rural communities

TTV26 Development in the Countryside

DEV1 Protecting health and amenity

DEV2 Air, water, soil, noise, land and light

DEV15 Supporting the rural economy

DEV23 Landscape character

DEV24 Undeveloped coast and Heritage Coast

DEV25 Nationally protected landscapes

DEV26 Protecting and enhancing biodiversity and geological conservation

DEV28 Trees, woodlands and hedgerows

DEV29 Specific provisions relating to transport

DEV32 Delivering low carbon development

DEV35 Managing flood risk and Water Quality Impacts

**Frogmore and Sherford Neighbourhood Plan – Regulation 14 completed (Pre submission consultation and publicity) and so some weight is afforded**

FSNP 1: The landscape

FSNP 2: Frogmore Creek

FSNP 4: Tranquillity and dark skies

FSNP 5: Settlement boundary

FSNP 6: Design and construction

**Considerations under Human Rights Act 1998 and Equalities Act 2010**

The provisions of the Human Rights Act 1998 and Equalities Act 2010 have been taken into account in reaching the recommendation contained in this report.

**Conditions –**

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

Reason: To comply with Section 91 of the Town and Country Planning Act, 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby approved shall in all respects accord strictly with drawing numbers 11.C and 13.B received by the Local Planning Authority on 28/01/2019 and 13/12/2018.

Reason: To ensure that the proposed development is carried out in accordance with the drawings forming part of the application to which this approval relates.

3. Prior to the use of the slurry store, details of a perimeter fence and associated mitigation landscaping shall be submitted to and approved by the Local Planning Authority. The perimeter fencing shall be installed prior to the use of the store and permanently retained while the store is in use.

Reason: For health and safety of people walking in the countryside.

4. 14 days prior to works commencing the applicant must notify the Environment Agency and this must include the type of structure, proposed design and construction.

Reason: To safeguard ground water and it needs to be pre-commencement in accordance with the Environment Agency regulations.

5. Prior to the commencement of storage, an odour management plan shall be submitted to and approved by the Local Planning Authority, this plan shall be produced in accordance with the Environment Agency H2 guidance. The hereby approved slurry store shall be constructed and managed in accordance with the agreed odour management plan in perpetuity.

Reason: to safeguard the amenity of members of public

6. The above ground works shall not be implemented until a landscaping scheme has been submitted to and approved by the Local Planning Authority.

The scheme submitted shall be fully implemented in the planting season following the completion of the development and the plants shall be protected, maintained and replaced as necessary for a minimum period of five years following the date of the completion of the planting.

Reason: In the interest of visual amenity in order to protect and enhance the amenities of the site and locality within the AONB and Undeveloped Coast.