

**STAKEHOLDER CONSULTATION ON  
LDF CORE STRATEGY AND DEVELOPMENT  
MANAGEMENT POLICIES**

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**Topic Paper No. 4**

**Exmoor's Historic and Built Environment and Minerals**



## **Exmoor National Park Authority**

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**Your comments and views on this options paper are welcomed up to Friday 16<sup>th</sup> January 2009**. Enquiries can be directed to Ruth McArthur/Jo Symons, Policy and Community Manager on 01398 323665.

This report is also accessible from our website located under:

[www.exmoor-nationalpark.gov.uk/living-in-ldf-core-strategy.htm](http://www.exmoor-nationalpark.gov.uk/living-in-ldf-core-strategy.htm)

**We are happy to provide this information in alternative formats on request where reasonable.**

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### **Issues**

1. Conserve and retain the historic character of Exmoor's settlements and buildings.
2. Exmoor has a wealth of historic buildings. Their quality and character can easily be destroyed by unsympathetic or inappropriate renovation, repair, extension, and redevelopment or simply by neglect.
3. Archaeological sites and monuments, as well as historic landscapes, are often fragile and easily damaged; important sites remain vulnerable to damage or destruction, often inadvertently.
4. Exmoor's villages are one of its most important features but the historic character of buildings and settlements is easily eroded by small changes over time as well as by new development and insensitive modernization.
5. New development needs to be of a high standard whilst responding to the needs of the community.
6. To enable the best means of protecting the built character of Exmoor, while still allowing for change.
7. Encourage the use of sustainable building methods including careful siting, layout, design and choice of materials to minimize energy loss, reducing environmental pollution and conserving natural resources.
8. Protecting the special qualities of the National Park through resisting proposals for mineral extraction. Thus conserving minerals whilst ensuring an adequate supply of minor workings for local building stone.

### **The Exmoor National Park Management Plan 2007-2012**

Desired outcome: By 2020 there is an enhanced knowledge of the historic environment of Exmoor; increased awareness of the value of its cultural heritage, and the most important historical sites, settlements, buildings and features are conserved and their historical character retained.

Objective C3: To conserve and retain the historic character of Exmoor's settlements and buildings.

### **Key statistics**

- ◆ 208 Scheduled Ancient monuments in the National Park.
- ◆ 19% of Scheduled Ancient Monuments are considered 'At Risk'.
- ◆ 1026 Listed buildings/sites within the National Park – 4.2% considered 'at risk'.
- ◆ 16 Conservation Areas but few funds to conserve and enhance these areas.

## Appendix

### Policy and Strategy

#### National

##### Historic Built Environment

Local Development Documents (LDDs) should identify and protect all aspects of the historic built environment, whether individual listed buildings, conservation areas, parks and gardens, battlefields or the wider historic landscape, which is valued as a central part of our cultural heritage and our sense of national identity. They are important to the local landscape, amenities and economy of the area and should be protected and preserved. The best way of securing the upkeep of historic buildings and areas is to keep them in active use. For the great majority this must mean economically viable uses if they are to survive.

There should be a general presumption in favour of the preservation of Listed Buildings reflecting the great importance to society of protecting listed buildings from unnecessary demolition and from unsuitable and insensitive alteration and should be the prime consideration for authorities in determining application for consent.

Designation of Conservation Areas introduces a general control over the demolition of unlisted buildings and provides the basis for policies designed to preserve or enhance all the aspects of character or appearance that define an area's special interest.

Local plans should set out clearly the planning authorities' policies for the preservation and enhancement of the historic environment in their area. Plans should set out the authorities' broad criteria for the designation of new conservation areas and for the review of existing conservation boundaries; and where possible which particular areas are in mind for both.

POLICIES: PPS7, PPG15, PPG16

##### Minerals

Mineral resources should be safeguarded and production of mineral waste should be minimised. Minerals should be managed in an integrated way without negative impact on the environment and community. Nationally designated areas of landscape value should be protected from mineral extraction.

POLICY: MPS1

## **Regional**

### SW Regional Spatial Strategy

#### The Built Environment

The scale and nature of development in rural communities needs to be managed more carefully than has been the case in the last 20 years if the most sustainable approach is to be delivered across the region.

#### DEVELOPMENT POLICY C

#### Historic Built Environment

The quality, character, diversity and local distinctiveness of the historic built environment should be protected and developments which support their positive management will be encouraged. Local authorities will also assess the historic environments vulnerability to change and identify options for its sensitive management

POLICIES: SD3, C1, ENV1, ENV2, ENV5

#### Minerals

Authorities should seek to make provision for the supply of aggregates and other minerals to meet the South West's contribution to national requirements Mineral resources of importance and related infrastructure should be safeguarded from sterilisation by other forms of development.

POLICIES: RE10-RE12, SD1

## **Local**

### Local Plan

#### Built Environment

To improve the quality of Exmoor's built environment and ensure that all new development enhances the character and special qualities of the National Park and the local distinctiveness of its settlements.

#### Historic Built Environment

Local policy states that the alteration of any form to the historic built environment which would adversely affect the architectural and historic character of the area will not be permitted. Where alteration or change of use is permitted the buildings must provide adequate space and accessibility standards, be suitable for the proposed change of use, maintain the form, character and setting of the building using traditional materials. Any protected and important species are fully protected.

POLICIES: CBS1, CBS4-CBS15, RT4

### Minerals

The general policy of the National Park Authority has been to resist mineral extraction within the National Park owing to the major impact of modern mineral extraction on the landscape, public enjoyment and local communities. With the possible exception of minor workings for local building stone, mineral extraction is regarded as major development which is in direct conflict with both statutory National Park purposes.

Proposals for mineral extraction will therefore be subject to rigorous examination and will not be permitted where they would harm the natural beauty, wildlife, cultural heritage or quiet enjoyment of the National Park, unless to be demonstrated in the public interest.

POLICIES: M1-M4

**Is there further evidence that you wish to draw to our attention?**

**Do you have any further issues that you wish to raise?**