

5. General Information

5.1 Brief Description

The village of Exbourne is the main settlement within the parish; (there is a minor settlement also in the hamlet of Dornaford).

The street plan has evolved organically, combining early through routes and routes to other outlying settlements with the need to serve a small community of mainly subsistence farmers and the trades that followed them. This is considered further in Section 6.

The Conservation Area embraces the major part of the village and all but two of the older buildings. A few areas within the former Settlement Boundary were excluded because at the time minds were focussed on buildings rather than settings and it was thought that the houses thereon were not worthy of conservation. A number of new houses have since been built within the area.

The village, though small, is fortunate enough still to have a church, chapel, in which a pre-school is run, a primary school, a village hall, a community shop & cafe and a licensed public house, all within the Conservation Area.

There is also an active motor servicing and repair garage and fuel station at Exbourne Cross, a garden machinery and light engineering business & works at Meadows Edge, and further to the north of the village there is a converted farm complex that houses trades of various descriptions. None of these are currently within the C.A.

There remains only one working farmstead within the village, Court Barton, all the others having now been converted to various residential purposes or with planning permission to convert.

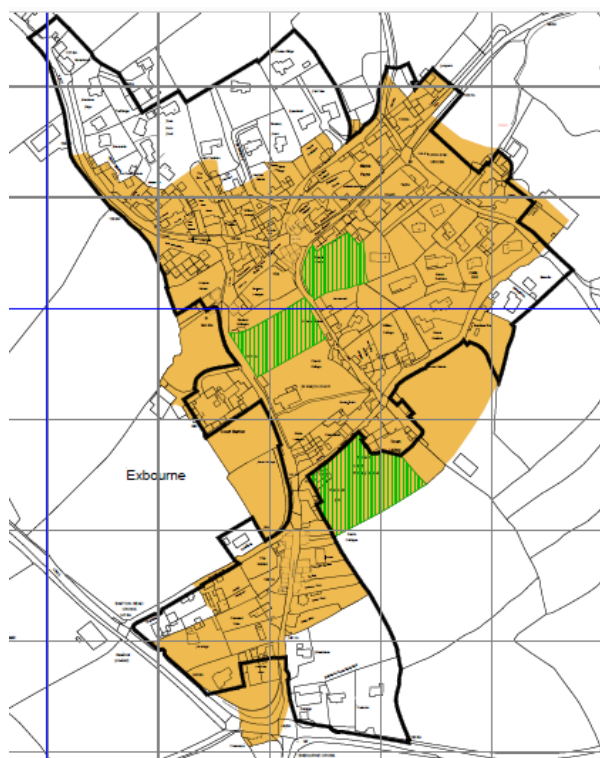
The only green area within the C.A. of any size to which the public has access is the churchyard of St. Mary's. Open space within the C.A. is considered below.

The former B3217, which in Exbourne village included High Street, The Avenue and North Road, is now reclassified as a "C" road. However, it continues to take traffic in increasing numbers and width, causing damage to fragile roadside properties.





5.2 Identification and Boundary Definition

The accompanying MAP 6 shows the extent of the Conservation Area within the village envelope. Also shown are the Settlement Boundary and designated Important Open Spaces to which reference was made prior to the introduction of the South West Devon Joint Local Plan in 2019.

The 2019 Local Plan currently omits any definition of settlement boundaries, and no longer maps open spaces of local importance in the Sustainable Villages.



Map 6.

	Pre JLP Settlement Boundary
	Important Open Space
	N/A
	Conservation Area

5.3 Designations. Exbourne Conservation Area is one of twenty five within the West Devon Borough area and. was designated by the Local Planning Authority on 12th December, 1980 after consultation with Exbourne Parish Council and residents to determine the boundaries. Subsequently, prior to 1997, the Important Open Spaces were defined as part of the designated area and have been significant in controlling development in various West Devon Local Plans. These were published locally and amendments made to accord with the wishes of the Community. Within the Conservation Area, some nineteen of the older structures are nationally listed by Historic England (and a further ten out in the parish). There are others that might be considered worthy of being added to the National List, but if not should certainly be locally listed because of their contribution to the character of the Conservation Area. Although some stunning scenery can be enjoyed looking both into and out of the parish, there is currently no nationally designated landscape area within it. (For natural environment designations, refer to Appendix vi.)