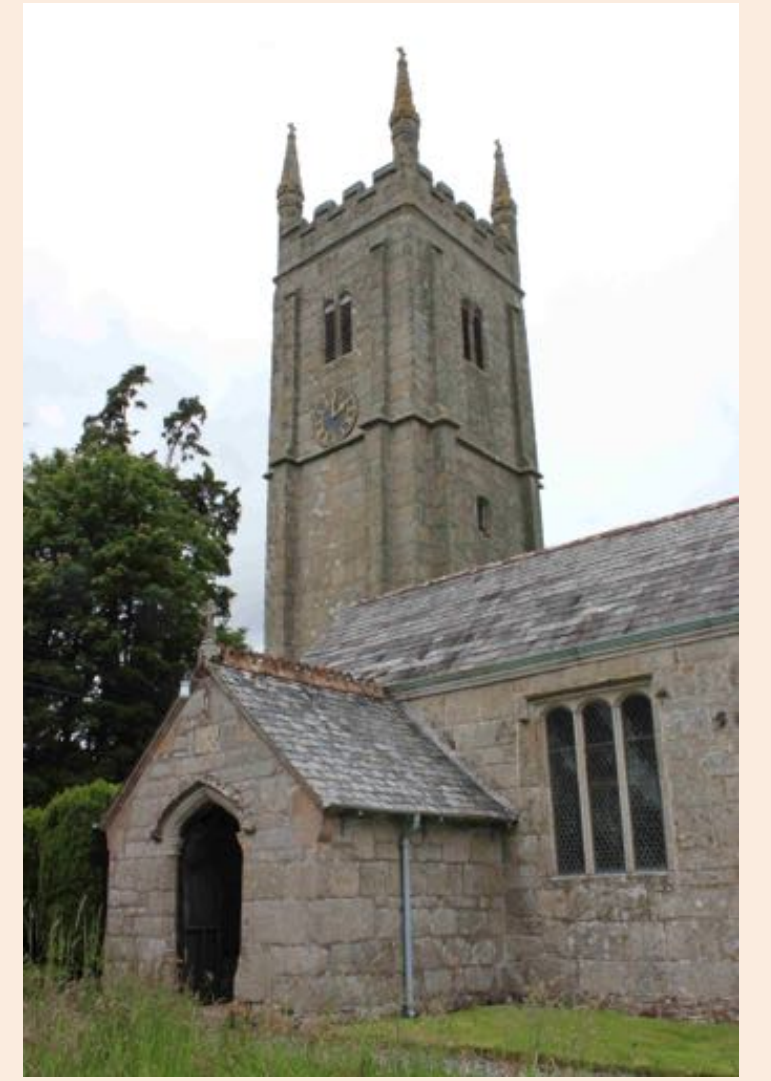


HISTORIC & BUILT ENVIRONMENT (1)

HISTORIC ENVIRONMENT

You have told us that...

You value the history of Exbourne, its character, Important Open Spaces and Conservation Area. However, you felt the village appearance and its conservation could be improved.



- The National Planning Policy Framework ('NPPF') recognises that *"heritage assets are an irreplaceable resource"* which should be conserved *"in a manner appropriate to their significance"* and promotes a desire for new development to make *"a positive contribution to local character and distinctiveness."*

Conservation Area

- **Conservation area** status aims to protect the historic environment and studies have shown that people living in conservation areas generally enjoy higher property prices. However, poor management of Exbourne's Conservation Area is allowing its historic environment to be eroded. This includes the impact of unsympathetic work carried out by both local authorities and property owners.



Concrete kerb on Duck Lane

Conservation Area Management Plan

- A Conservation Area Management Plan would guide the conservation and enhancement of the Conservation Area, aiming to retain historic character and architectural quality. It would act as a reference for all who make decisions that may impact on the special character of Exbourne (property owners, planners, developers, designers, local authorities and statutory undertakers).

Article 4 direction

- The historic environment is particularly at threat by small-scale development that does not need planning permission, known as "permitted development".
- Many communities seek to secure better oversight of alterations (to windows, doors, roofs etc.) or extensions by applying an **Article 4 Direction** to their conservation area. This does not forbid development and improvements but just requires a planning application (which does not attract a fee) so that they can be done in a sympathetic way.
- **Conservation area status and application of Article 4 Directions are the responsibility of the Local Planning Authority.** The Neighbourhood Plan cannot achieve changes in its own right but we would like your views.

HISTORIC & BUILT ENVIRONMENT (2)



We'd like to know....

(1) What are the most important characteristics of Exbourne's historic environment?

(2) Would you be in favour of a Conservation Area Management Plan better to conserve and enhance the Conservation Area?

(3) Would you be in favour of seeking to introduce an Article 4 Direction to help guide future development in sympathy with the Conservation Area (assuming no special planning application fees are chargeable)?

(4) Would you like to see the Conservation Area boundary extended or reduced? If so, how?

(5) Many buildings in Exbourne are listed by Historic England as being of special heritage interest. Which do you value most?

PLACE A STICKY DOT NEXT TO YOUR ANSWER ON THE SHEET ON THE TABLE OR A POST-IT WITH YOUR COMMENTS...

BUILT ENVIRONMENT

You have told us that...

- You would like new housing to be “well designed”. Opinions included building in a vernacular or “sympathetic” style and the encouragement of low carbon building.
 - Some indicated a preference for development on infill sites.
-
- The Neighbourhood Plan could incorporate a Village Design Statement to guide developers on appropriate characteristics to build into new properties.
 - The NPPF says such design policies should avoid “*unnecessary prescription or detail*” but simply guide “*the overall scale, density, massing, height, landscape, layout, materials and access of new development in relation to neighbouring buildings and the local area more generally*”.
 - There is an eclectic mix of **building design** in Exbourne - buildings of many periods, which over the last century have been built with a variety of materials. It is therefore difficult to identify a typical Exbourne house...

HISTORIC & BUILT ENVIRONMENT (3)

Some historic building characteristics...

Cob & thatch

- Characterised by roof pitch, hipped and half hipped gables, heavy overhangs, thick walls with rounded corners and deep-set, small pane windows.
- Over the last 60 years, much of the house building here has tended to try to replicate the appearance of older cob houses, with the use of render and keeping a 45 degree roof pitch.



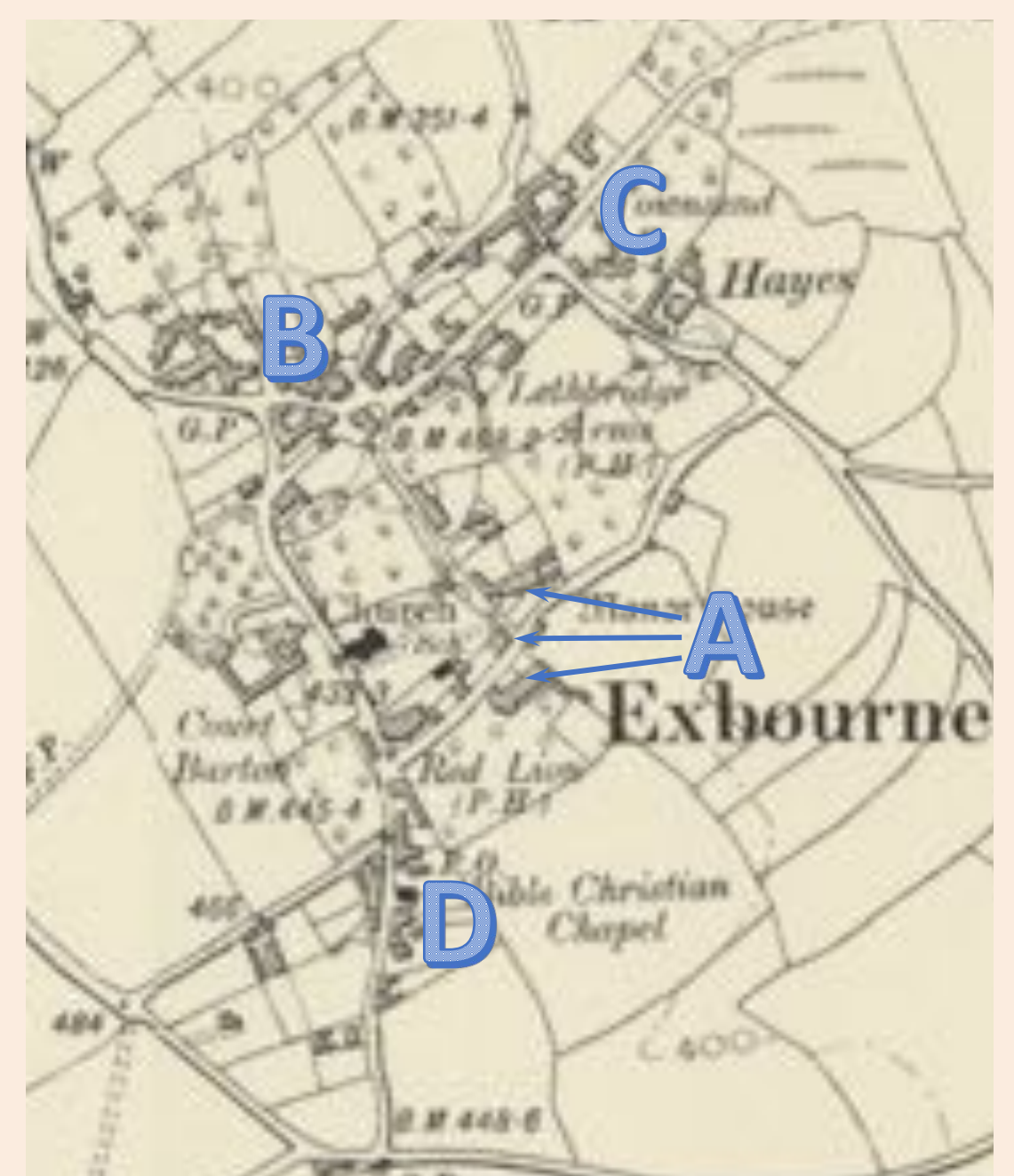
Brick & slate

- Not just any old brick! Exbourne's older brick houses are built from hard semi-glazed 9 inch bricks and many have varied yellow string courses.
- Even the brick houses here have paid some respect to the older vernacular styles, using steeper roofs, pronounced eaves overhang and inset windows.



STREETSCAPE AND LAYOUT

- Design applies to both the buildings themselves and to the way in which they are distributed. The **pattern of development** is of great significance when identifying the constituents of charm and character of a village.
- The village seems to have developed in a dispersed manner around four distinct points, as shown on the map.
- Space was left between these clusters, contributing to the village's rural feel, and until now much of this has been protected as "Important Open Space".
- Current Government policy generally frowns on "garden grabbing" developments. **Infill** is more typically permitted on sites between existing structures where not part of a garden curtilage of a house.
- It is difficult to prioritise infill development in a Neighbourhood Plan but it can be supported. Infill development can make a small contribution to housing targets but can also result in open spaces that contribute to the village's character being lost forever.



A – Manor Town C – Bottom Town
B – Town Living D – Top Town

HISTORIC & BUILT ENVIRONMENT (4)

Some of the historic features we have now...

Ancient hedges and open spaces



Twisting sections of lane leading to prominent buildings of interest

House frontages and adornments up to road

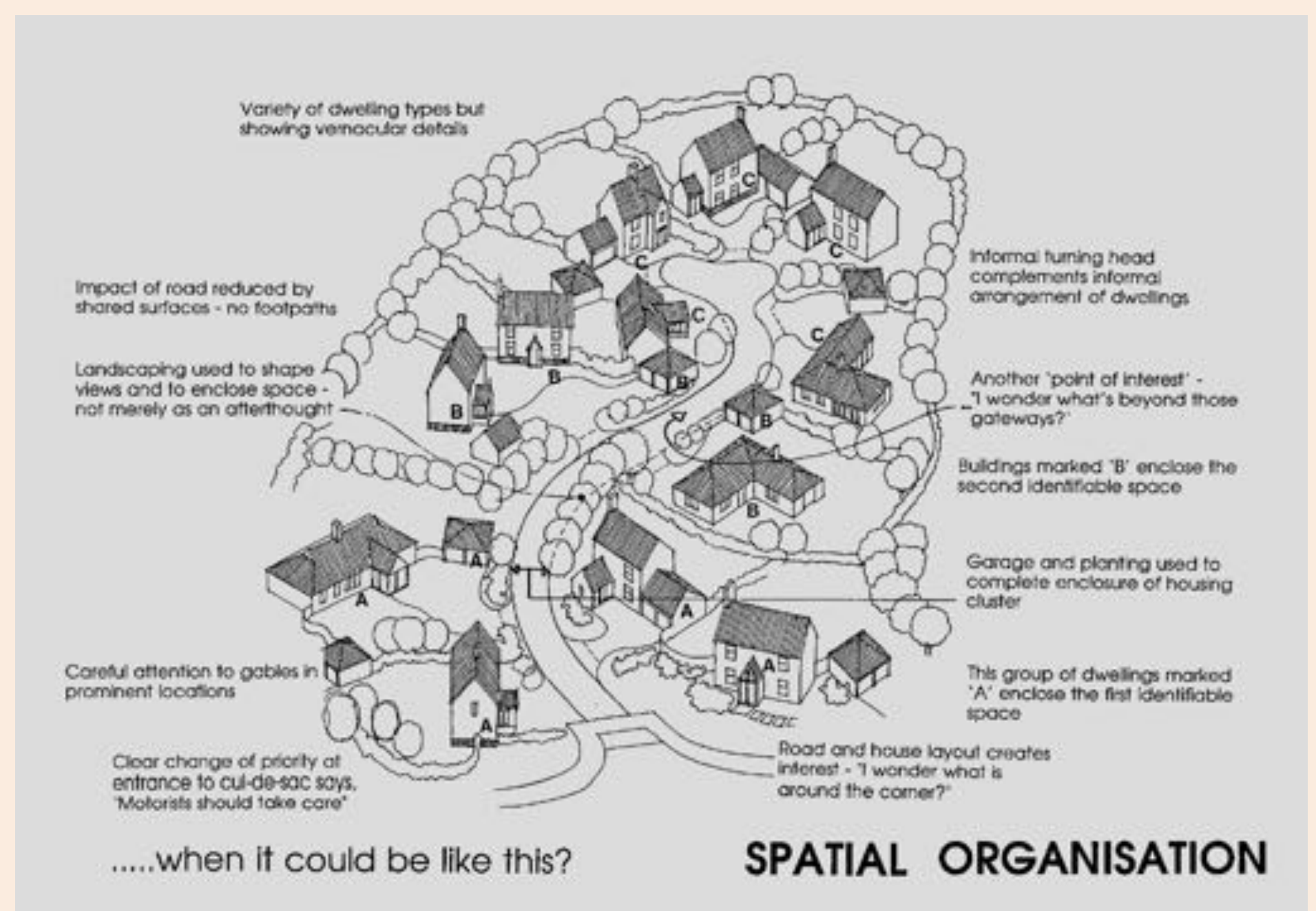
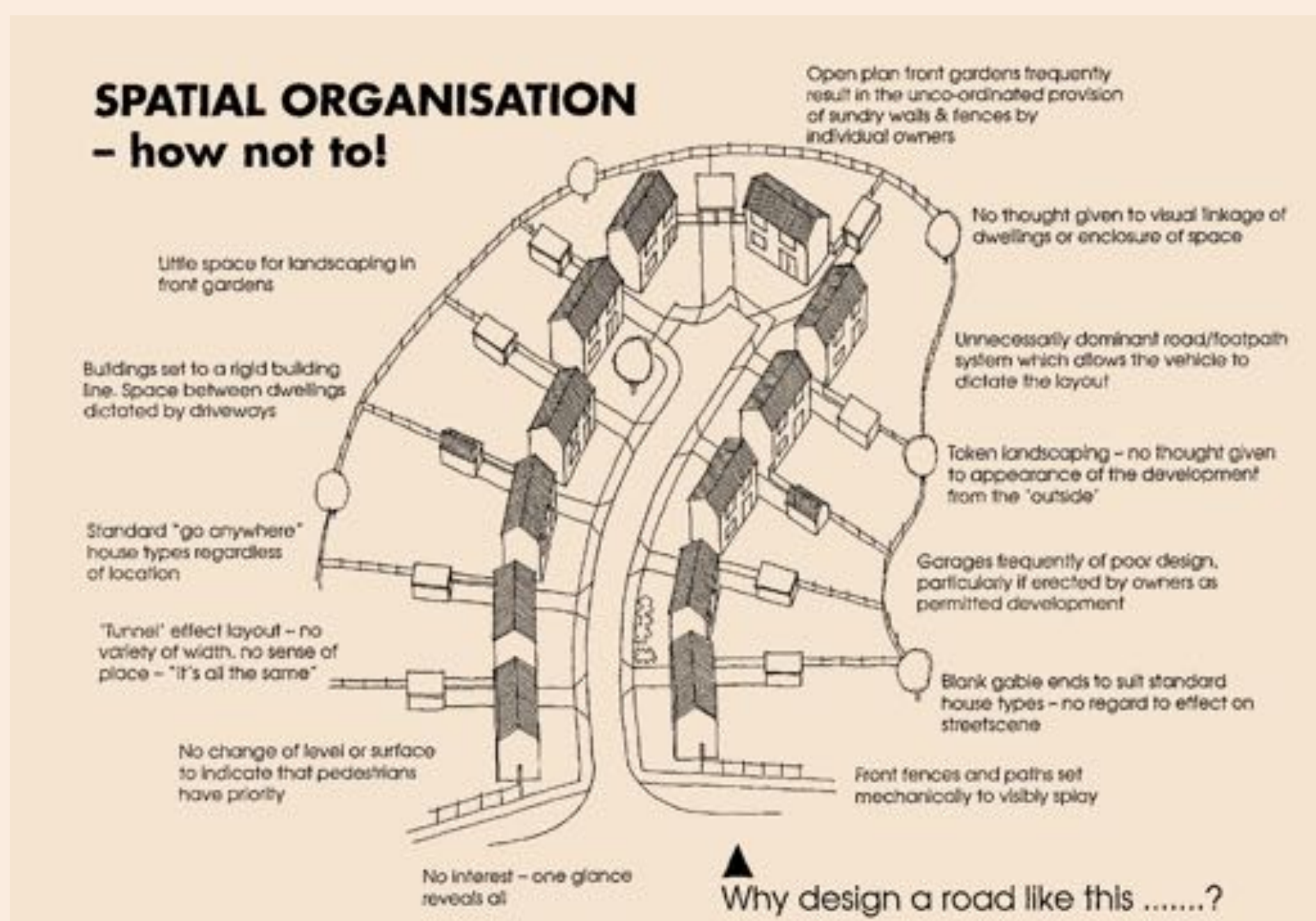


Artefacts and walled boundaries



Place making for the future....?

- A great deal of objection to new development results, not only from the design of buildings, but the formal patterns in which they are built.



We'd like to know....

(6) *Would you be in favour of a Village Design Statement?*

(7) *If yes, should it apply to the Conservation Area or the village?*

(8) *What are the most important matters to be addressed in a Village Design Statement?*

(9) *Do you believe the Neighbourhood Plan should support the development of infill sites?*

PLACE A STICKY DOT NEXT TO YOUR ANSWER ON THE SHEET ON THE TABLE OR A POST-IT WITH YOUR COMMENTS...

