

Endorsement of the Brewham Parish Design Statement

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Purpose of the Report

The purpose of this report is to present a summary of the Brewham Parish Design Statement and to ask members to formally endorse the document.

Representatives of the Steering group have been invited to the meeting to present the plan for endorsement.

Public Interest

Communities establish their own priorities, achieve their goals and influence the type of growth that they need by consulting and mobilising residents and businesses.

Recommendation

That Area East Committee formally endorses the Brewham Parish Design Statement.

Background

'Our Brewham – the future of our parish', the community plan for Brewham was published, adopted by the Parish Council and endorsed by Area East Committee in 2011. Two of the main proposed actions were to produce a landscape assessment and 'to produce a design statement describing the character of the built environment and seek to have it adopted as supplementary planning guidance by the district council'. The landscape assessment was produced in 2013 and the design statement is now complete.

Village Design Statements are not statutory planning documents but can be used as a material consideration to be taken into account when determining planning applications.

The full document has been included in the agenda and printed copies will be available to members at the meeting.

The Process

The parish design statement has been produced by the Brewham Support Group. The group started by drawing up a fairly detailed 'snapshot' of the style, age, materials and landscaping of the houses, farms and other buildings and their siting and appearance in relation to neighbouring properties.

This snapshot was used to draw up some draft recommendations about the important features etc. These were consulted on via a questionnaire, sent to every household in the parish in 2015. Detailed responses to the questionnaire can be found on pages 36 to 38 in the document.

The Design Statement

The results of the local consultation have been expressed in 8 comments that form the basis for the design statement.

Any developments in Brewham, whether for residential, agricultural or business use and whether new build or replacement of existing buildings, should sit comfortably within the landscape and not impose their presence upon it due to their siting, size and choice of materials.

Any new developments in Brewham should respect the parish's historic pattern of the nucleated village in South Brewham, the six distinct clusters of dwellings in North Brewham and the single-street settlement of Hardway, and should not be sited in the open countryside unless there is an overriding agricultural need.

Because Brewham has no single predominant style of architecture, any new developments should not attempt to replicate any one style but should be sympathetic to the wider surroundings and perhaps reflect the local vernacular tradition.

In order to maintain a vibrant and diverse community, any new housing developments in Brewham should favour the construction of smaller, less expensive properties and give special support to modest two-storey starter homes for local families, both for rent and for ownership.

Because Brewham is still a collection of rural settlements within a special landscape, residents and developers should be encouraged to plant native species of trees and shrubs on property boundaries and be discouraged from the over-use of concrete, brick and alien synthetic materials.

Any future developments should not diminish Brewham's rural character by failing to respect the natural surroundings, by introducing urban features and by creating light pollution.

The use of homes and redundant agricultural buildings as workplaces should be encouraged provided that it does not generate a significant increase in road traffic, noise or pollution.

Although further measures are needed to reduce traffic speed, these should not spawn a proliferation of signs and become an eyesore in themselves.

View of Conservation Officer

The group has clearly done a lot of detailed research and consultation which has resulted in an interesting useful document. The document could go further and describe what is special and distinctive about the settlement which could then be used as a clearer guide for new development. Themes could have included common materials and colours, key features (window styles and materials, chimneys, lintels, quoins, eaves and verge details etc) and common overall form.

Financial Implications

SSDC did not contribute financially to this work. There are no direct financial implications as a result of this report.

Corporate Priority Implications

This work contributes towards increasing economic vitality and prosperity and ensuring safe, sustainable and cohesive communities.

Carbon Emissions & Adapting to Climate Change Implications

None.

Equality and Diversity Implications

Work on community-led planning processes, supported by SSSC aims to give every local resident the opportunity to have an input into the way in which their town or Parish develops.

Background Papers: *Our Brewham – Community Plan*
Our Brewham – Landscape
Our Brewham - Buildings