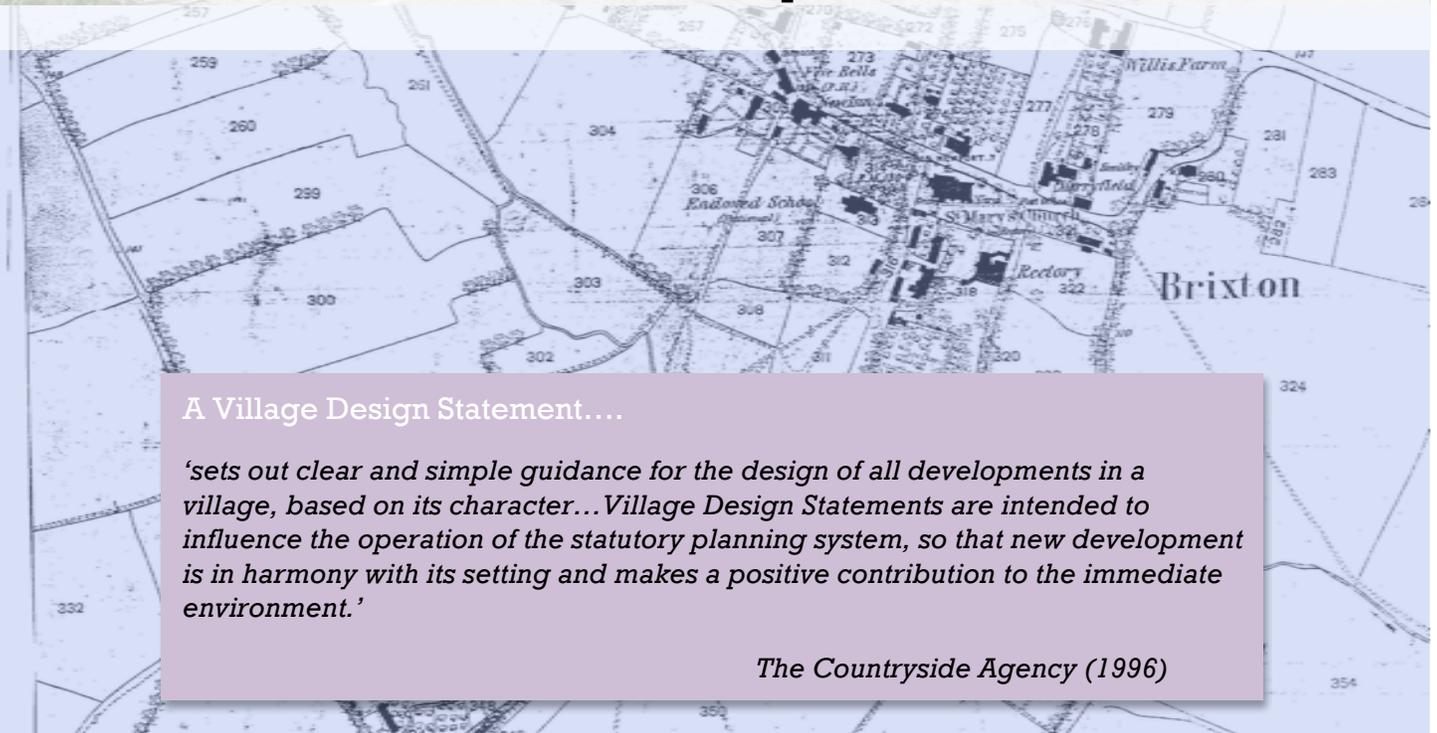




# Brighstone Parish Village Design Statement

For the villages of Brighstone, Brook, Hulverstone, Limerstone  
Mottistone and other settlements in the parish.



A Village Design Statement...

*'sets out clear and simple guidance for the design of all developments in a village, based on its character... Village Design Statements are intended to influence the operation of the statutory planning system, so that new development is in harmony with its setting and makes a positive contribution to the immediate environment.'*

*The Countryside Agency (1996)*

## Foreword

We are very pleased to publish the first Village Design Statement (VDS) for Brighstone Parish, the culmination of two years work by the Brighstone Parish Plan Forum. The Forum was established in 2006 as a committee of Brighstone Parish Council to develop the VDS and update the 2005 Parish Plan. Parish Councillors and interested local residents drew up consultation documents; collated and analysed the responses; consulted again and drafted the VDS, which has been edited by John Brownscombe. We wanted to produce a document that would identify the special characteristics of the Parish and be accepted as supplementary planning guidance. We also wanted to ensure that the views of local residents on measures to protect and enhance the Parish were incorporated into the document.

We commend this document to all the residents of the parish, to visitors and to other interested individuals. In particular, we strongly recommend it to the Isle of Wight Council Planning Authority, whose decisions will, we hope, continue to preserve and enhance the beautiful surroundings we value and enjoy.

Jill Wareham

Chair

Parish Plan Forum

## Acknowledgements

We would like to thank the many individuals and organisations who have contributed in some way to the production of the Village Design Statement. It could not have been achieved without their tireless commitment. We hope that we have not missed anyone out in compiling the following long list of names.

Debra Alexander	John Cirrone	Alan Guyver	Don Margham	Paul Stanley	Alan Warne
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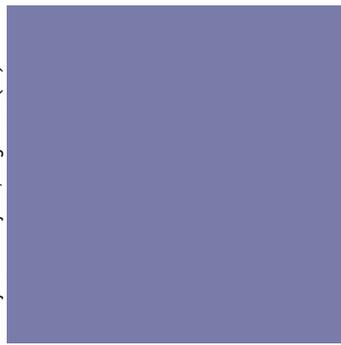
Photographer Image Key: DM – David Motkin, KS – Kevin Stubbs, RS – Bob Sturgess, JB – John Brownscombe

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St Mary's Churchyard, Brighstone (RS)



Brighstone Village Centre (DM)

# Introduction

## What is a Village Design Statement (VDS)?

A Village Design Statement describes the character of a village and provides simple guidance for the design of all future development based upon this character.

It is not the intention of this Village Design Statement to stop change from happening; change is part of the life of a community, and the character of an area is founded on past changes, a record of how people have interacted with their environment. Through its description and guidance this document seeks to ensure that new development 'fits in', being harmonious with its setting and making a positive contribution to the character of Brighstone Parish. Primarily influencing the statutory planning system, we hope the Village Design Statement is also of general interest to residents and others who may wish to know more about Brighstone.

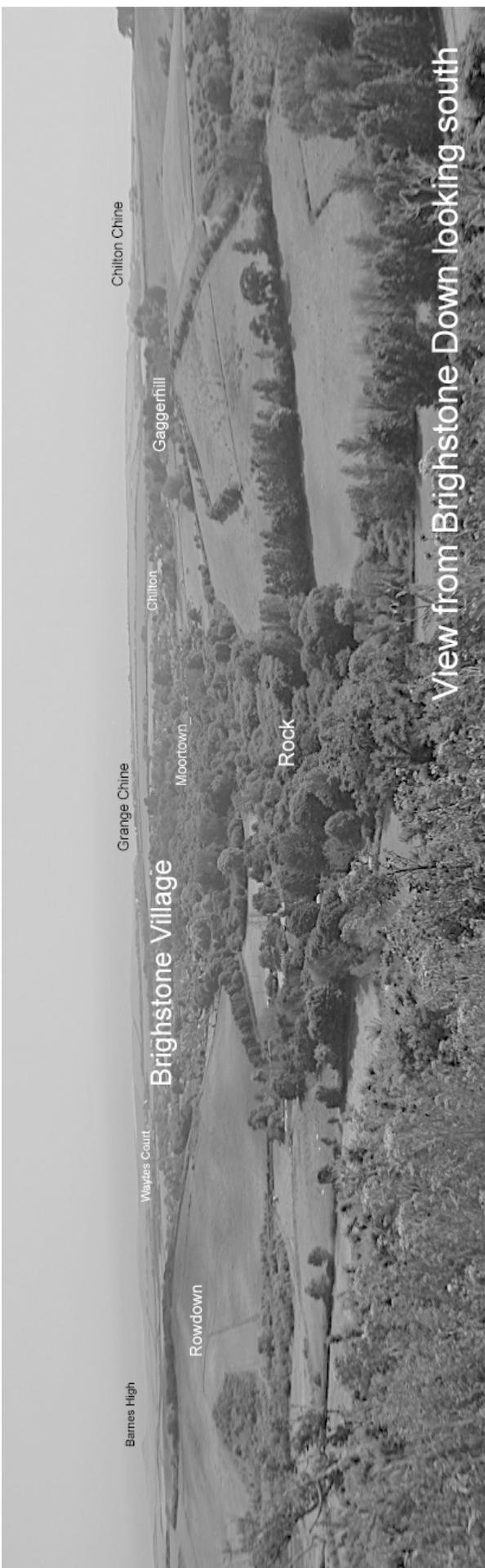
## How has this Village Design Statement been produced?

A parish is much more than a collection of individual settlements, buildings, landscape, roads and other physical features; it is the community.

Work began on the Village Design Statement in 2006 and has been overseen by the Parish Plan Forum, a committee of the Parish Council, on behalf of residents. A number of detailed background documents that have informed this VDS are available on the Brighstone Parish Council website. In recognition of the importance of community led planning, the Isle of Wight Council has helped in the development of this document by providing grant aid and through the input of officers from the Planning Department. In tandem with the VDS, the Parish Council is undertaking a review and update of its Parish Plan.

## What about other plans and strategies?

The VDS sets out the key considerations for new development within the parish and should be read in conjunction with the Parish Plan to obtain a full understanding of the views of community regarding the future of the area. It complements the principles and policies of the Island's main strategies and plans in particular; Eco-Island (the Sustainable Community Strategy), the Island Plan (Local Development Framework), the AONB Management Plan and the objectives of Conservation Areas in the parish.



Panorama from Brightonstone Down (B)

**Key views in the parish are from the downs to the settlements and coast, from the coast to the settlements with the downland as a backdrop, and views in and out of villages at main road gateways. These define the silhouette and character of the landscape setting of settlement in the parish.**

# Brighstone Civil Parish

## A rural parish

The present civil parish of Brighstone, known as Brixton until the 1890s, was formed in 1933 by the amalgamation of the three pre-existing civil parishes of Brighstone, Brook and Mottistone. In addition to these main villages, the parish includes the settlements of Thorncross, Limerstone, Hulverstone, Chilton Green, Brook Green and a number of other more dispersed farmsteads and houses. The neighbouring parishes are, from east to west, Shorwell, Calbourne, Shalfleet and Freshwater.

The parish covers an area of some 1,975 hectares (4880 acres) and is located in the southwest of the Isle of Wight off the south coast of England.

Its coastal boundary runs north westward from Shepherd's Chine, near Atherfield Point, westwards to a point in Brook Bay just to the east of Hanover Point, a linear distance of 8.1 km (5 miles). From each of its two coastal extremities the parish boundaries extend northwards to include the summit of the chalk ridge, and to the east of the parish a small area of the northern facing slope of the downs is also included. The eastern boundary passes close to, but does not include, Yafford Mill, which is in the adjoining civil parish of Shorwell. The mean distance from the coast to the northern boundary of the parish is about 3.1 km (1.9 miles), the distance being least towards the west and greatest towards the east.



# Our community



Car Park, Brighstone (RS)



Ladies Who Paint (KS)



Brighstone Scout, Guide and Community Centre (KS)



Wilberforce Hall, Brighstone (KS)



Brighstone Stores (KS)

## Population and demographics:

From the 2001 National Census, Brighstone Parish has:

- Total population of 1669 – (757 Males, 912 Females)
- 820 households – (13 vacant, 39\* holiday/second homes)  
\* 62 in 2007 – source Isle of Wight Council
- On average 2.14 people per household
- Brighstone has the most elderly population of all Parishes in the Isle of Wight.

## Work and commuting:

From the 2001 National Census, Brighstone Parish has:

- 602 economically active residents (36.5%)
- 25 temporarily unemployed residents (1.5%)
- To get to their work:
  - 17 used public transport
  - 433 used motorcycle, car or van
  - 172 used other means or worked at home

The average distance travelled was 11 miles (each way)

## Business and community facilities:

Brighstone Parish has:

- Churches (4)
- Doctors' surgery and pharmacy
- Library and mobile library service
- Petrol station, car sales and repairs
- Residential home
- Primary and pre schools
- Village halls (2), and a Social Club (Reading Room)
- The Scout and Community Hut with its summer Youth Hostel
- A tearoom, pubs (3) and a number of tourist attractions
- Post Offices (2) and shops
- National Trust properties and extensive land ownership
- A Parish Newsletter, and a 'Welcomer's Scheme' for new residents
- A plethora of clubs and societies
- 'Neighbourhood Watch' and 'No Cold Calling Zones'
- Playing field / recreation ground and tennis courts
- A number of trades people and small businesses

Brighstone won the overall Isle of Wight Color Village of the Year (2006/07) and has, along with other settlements in the Parish, won or been finalists in the Isle of Wight Best Kept Village competition.



Village Design Statement Consultation (DM)



Appletree Cottage, Brighstone (KS)



Brookside and Digby Cottages, Brighstone (KS)

# Residents' views

## How were residents involved?

In June 2007 around 1600 questionnaires were distributed to residents throughout the parish. People were asked to list their top three 'likes', 'dislikes' and 'improvements' for the area, and the single most important feature of the parish for them. In September a consultant worked with a group from the community. He provided training and support to help them identify and record the distinctive character of buildings and other features in the parish.

In November 2007 a consultation weekend was held to allow people to give their views on the first draft (based on the results of the questionnaire and character study) of the VDS and also a revised Parish Plan. A second draft was then written and subjected to a six-week consultation being made available on the Parish Council website, and displayed on a stand at the Brighstone Summer Show in August 2008.

A number of other key organisations with an interest in the future of the parish we also asked for their views.

At all the stages of the development of this VDS, the Parish Plan Forum have considered the views that have been given during the consultation process and have used these to shape this final document. A more detailed report on this can be found on the Parish Council website.

## From the VDS questionnaire, the top three:

### 'Likes?'

1. Location – (countryside, beach, downs, farmland and wildlife) - 14%
2. Thatched cottages – 13.3%
3. Churches – 13%

### 'Dislikes?'

1. Indiscriminate/illegal parking – 10.25%
2. Large 'executive' style housing – 10%
3. Unsympathetic past residential development – 8.5%

### 'Future improvements?'

1. Small and affordable housing for local people – 8.2%
2. Parking for Brighstone village - 5.4%
3. Better footways or pavements – 5.1%

### 'Single best thing about the parish?'

1. St Mary's Church Brighstone – 37.5%
2. Brighstone School – 9%
3. The Wilberforce Hall – 8.5%

# From the consultation

## Similar views

The November 2007 consultation weekend resulted in a further 64 responses and 12 additional questionnaires being completed. The community gave its endorsement to the first draft of the Village Design Statement with views and comments reinforcing its aims.

People were given the opportunity to discuss and write down their thoughts in more detail.

The following issues were frequently raised:

### Affordable housing

Traffic management – speed and parking

### Street lighting

Village facilities – shops, school, leisure, doctors

### Open space management

Infill and back land development

### Character and design

Sustainability and renewable energy

Footpaths/cycle routes, public transport

Signage and street furniture

Trees and landscaping

Mix of types of houses

Skate ramp

The second consultation in the summer of 2008 reinforced these views as still being of importance to the community.

*'If ever new housing is planned, please, please let it be in keeping with our lovely village.'*

*'Affordable housing: The village needs to offer housing, both rented and part ownership (mortgaged) to younger people, families and single people. This needs thought and sensitivity as to how this is achieved.'*

*'Please do not overload the village and surrounding area with more buildings. Preserve the peace and quiet and enhance the beauty for the benefit of residents and visitors.'*

*'Brighstone is a great place to live, change is inevitable but should aim to preserve and enhance the facilities that we have, enjoy and appreciate.'*

*'No more infilling of houses in gardens.'*

*'Respect local characteristics, building styles and materials if possible to blend into the village'*

*'Over-tidying of hedgerows and elimination of natural flora to make everything 'neat and tidy' removes the natural beauty of the area'*



Village Design Statement Consultation Stand at Brighstone Show (DM)

# A rich landscape, natural and historic environment

The landscape, natural and historic environments of Brighstone Parish are amongst the richest and most valuable in the Isle of Wight. In fact, many areas are designated for their national and international importance. These features are an important part of the character of the parish and an ongoing record of the story of its people. The following give a flavour of this richness and why it is treasured.

## Natural environment:

**Geology** - The geology of the parish is complex. The strata of the Isle of Wight are tilted or raised up from the south, exposing several different geological series at the surface. The oldest rocks occur in the south of the parish and are exposed in the cliffs between Chilton and Brook Chines. This **Wealden** series is the oldest on the Isle of Wight and is associated with rich fossilized remains, including Iguanodon footprints. These clay soils change to the reddish ferruginous (iron-rich / iron-coloured) sands of the **Lower Greensand** series as you progress northwards through the parish rising to a series of sandstone hills with acidic soils behind the villages. Dipping into acombe the sandstone gives way to the much younger **Chalk** which rises dramatically to form the downland and its rich grassland in the north of the parish.

**Palaeontology** - The dramatic coastline of the Parish and its exposed **Wealden** series from the **Cretaceous** period are rich with fossilized remains from some 125 Million years ago. As this coast erodes these rich remains from prehistory are exposed. Many fossils are lost to the sea, a substantial number are, however, saved through collection by both amateur and professional palaeontologists. As early as 1832 William Buckland, Dean of Westminster Abbey and lecturer in geology at Oxford University discovered a complete dinosaur skeleton on the Brighstone coast. In 1862 Brighstone gained its own resident palaeontologist when the **Reverend William Fox**, an obsessive and enthusiastic amateur, was appointed Curate at St Mary's in Brighstone. He discovered and named many new dinosaurs and often entertained leading palaeontologists of the day at his famed tea parties where finds were displayed.

**Special Areas of Conservation (SAC)** – are strictly protected sites of high nature conservation value designated under the EC Habitats Directive. 5.6% of the Parish is so designated, including the coastline and areas of down land.

**Sites of Special Scientific Interest (SSSI)** - are the best national examples of our natural heritage of wildlife habitats, geological features and landforms. An SSSI is an area that has been nationally notified as being of special interest under the Wildlife and Countryside Act 1981. 12.6% of the Parish is so designated including the coastline and areas of down land.

**Sites of Importance for Nature Conservation (SINC)** – are areas locally designated for their nature conservation value, they are non-statutory but recognized as being important by the planning authority. 16.4% of the Parish is so designated including downland, wetlands, watercourses and woodland.

## Landscape:

The whole of the parish of Brighstone is within the Isle of Wight **Area of Outstanding Natural Beauty (AONB)**. This national designation is reserved for landscapes of high quality and is equivalent to National Park status in terms of the planning system.

The coastline and part of the inland landscape of the Parish falls within the Tennyson **Heritage Coast** (55% of the Parish), as does a significant area of offshore seascape beyond the parish boundary. Areas defined as **Heritage Coast** are the best scenic and scientifically valuable coastlines in England.

Both the **Landscape Character Assessment (LCA)** of the Isle of Wight and the West Wight Landscape Character Assessment have included Brighstone Parish within their detailed descriptions. From the LCA the following Landscape Types make up the landscape character of the parish: Southern Coastal Farmland – 46.9%; Chalk Downs – 25%; Sandstone Hills and Gravel Ridges – 15.9%; Settlement – 6.8% and Intensive Agricultural land – 4.4%. Having four distinct Landscape Types and settlement present in the parish demonstrates the variety and diversity in its landscape character contributing to its natural beauty.

### Agricultural land and environmental stewardship:

National **Agricultural Land Classification** shows Brighstone Parish to consist of the following grades of land: Grades 1 & 2 – 0%; Grade 3 – 62%; Grade 4 – 19.9%; Grade 5 – 0.1% and non-agricultural/unclassified -18%. Grade 1 is the most productive land and Grade 5 the least. Brighstone Parish and indeed the whole of the Isle of Wight have no Grade 1 agricultural land. However as can be seen from the natural environment statistics the farmland of the parish is of high value for its habitats for wildlife, its geological and archaeological interest. This is reflected in the level of **Environmental Stewardship** in the parish, where landowners and farmers receive payment for carrying out specific conservation activities on their land. Some 18.4% of the parish was within the former Countryside Stewardship Scheme and around 40.1% is now part of the new Environmental Stewardship Programme.



Tennyson Heritage Coast, Brighstone (DM)



The Longstone, Mottistone (DM)



In Coombe Valley (DM)



Pyramidal Orchid (JB)



The Shorwell Stream, Brighstone (DM)



Brook Hill House (JB)



The Old Rectory, Brighstone (DM)



The Dragon Tree, Brighstone (DM)



Waytes Court, Brighstone (JB)



Merriefields, Brighstone (KS)



Downland Track (JB)



### Historic environment:

The recent [Historic Landscape Characterisation \(HLC\)](#) of the Isle of Wight has described a number of specific landscape areas with common form and history across the Island including those within the parish of Brighstone. From the HLC the following areas make up the historic landscape character of the parish: South West Wight Coastal Plain – 55.4%; West Wight Downland Edge and Sandstone Ridge – 27.3%; West Wight Chalk Downland – 17% and Atherfield Coastal Plain 0.3%.

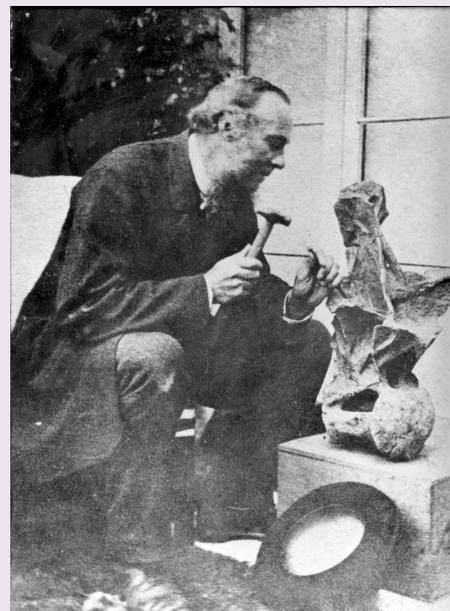
**Scheduled Monuments and Scheduled Areas-** 'Scheduling' is shorthand for the process through which nationally important sites and monuments are given legal protection by being placed on a list, or 'schedule'. There are 23 Scheduled Monuments in Brighstone Parish including the Longstone a [Neolithic](#) long barrow, many round barrows mostly of [Early and Middle Bronze Age](#) and a [Romano-British](#) farmhouse or villa.

**Listed Buildings** - The word 'listing' is a shorthand term used to describe one of a number of legal procedures, which help English Heritage to protect the best of our architectural heritage. When buildings are listed they are placed on statutory lists of buildings of 'special architectural or historic interest'. Listing is not intended to fossilize a building. A building's long-term interests are often best served by putting it to good use, and if this cannot be the one it was designed for, a new use may have to be found. Listing ensures that the architectural and historic interest of the building is carefully considered before any alterations, either outside or inside, are agreed. Brighstone Parish has the following listings: Grade I – ([St Mary's Church Brighstone and St Peter & St Paul Mottistone](#)), Grade II\* - ([Mottistone Manor](#)) and Grade II - (82, including 9 grave monuments and 1 milestone). In addition to the national list, the Isle of Wight Council has a Local List for structures or historic parks and gardens of merit. [Brook House](#) gardens and parkland appear on this Local List.

**Conservation Areas** - Conservation Area designation helps to protect an area's special architectural or historic interest. The emphasis within Conservation Areas is on ensuring local character is strengthened, not diminished, by change. Sensitive management of change is essential rather than no change at all, and

applications for planning permission must still be determined on their planning merits. At present only the historic centre of [Brighstone Village](#) is a Conservation Area. There are proposals to extend this area and to create Conservation Areas in [Brook and Brook Green](#), [Hulverstone](#) and [Mottistone](#).

**Historic paths and tracks** – The Public Rights of Way network throughout the parish is both a record of ancient route ways through the landscape and a valued resource for access and leisure today. There are 37.8 km of Public Footpath; 18.6 km of Public Bridleway and 12 km of Byway in the Parish. A number of the routes running north from settlement to the downs or south to the coast are still known today by name perhaps an indication of their importance to the community in the past ([Pumpfold Lane](#), [Hoarstone Lane](#), [Ridget Lane](#), [Rowdown Lane](#) to mention but a few).



The Reverend William Fox, pioneer of dinosaur study.

# Landscape setting and settlement pattern

Brighstone Parish is beautiful. The surrounding landscape and the way in which settlements have formed in relation to it, give the parish a distinctive character and sense of place. Villages nestle below the downs traditionally giving shelter and access to naturally occurring springs for water. Footpaths, bridleways and old carriageways generally follow routes from settlement to the downs or the coast on a north south alignment. Exceptions are the Tennyson Trail (an old ridge way across the downs), the B3399 which connects the main settlements and the Military Road (A3055) along the coast which transect the parish from east to west.

## Landscape:

At 206m above sea level the highest point in the parish is on the far northeast boundary close to Gallibury Hump. The slopes of the downs dip dramatically into a combe running east to west across the parish, which at its base is about 65m above sea level. It is here at the junction of the Lower Greensand and Chalk where the natural springs occur such as the Buddle Hole Spring north of Brighstone. From this valley the land rises again to a range of sandstone hills with a height of between 110m (Rowdown) and 150m (Mottistone Common) and then dip, more gently than the chalk downs in the north, to the location of most of the main settlements, which nestle below the sandstone hills at 40m to 65m. A fairly flat coastal plain then runs to the cliff tops, which range from 30m to 10m above sea level with the incised Chines providing access to the beach and sea. Two important dips in the chalk downs between Brook and Shalcombe and Brighstone and Calbourne provide important routes for connection northwards out of the parish.

## Settlement pattern:

The main village of Brighstone was originally linear in its settlement form. The Ordnance Survey map of 1810 shows buildings around the Church, North Street, Waytes Court, Moortown Lane and part of Upper Lane. Brookside and Drapers are separate from the main village. Later 19<sup>th</sup> century development was focussed around the Church and Main Road with 20<sup>th</sup> century development being more nucleated around Moortown Lane; Moor Lane; between Galley Lane, the Main Road and New Road; and with some development along Upper Lane. It is this village that has seen the most new building in the parish.

The villages of Limerstone, Hulverstone and Brook remain linear in settlement pattern, with buildings lining the road through the settlement. Brook also has important open green space in the village.

Mottistone is an historic church-manor complex with a large open green space in the village centre.



View to Mottistone from Sud Moor (JB)



Late 20<sup>th</sup> century houses, Brighstone (DM)



View to Brook from Mottistone Common (JB)

The appearance of a settlement within the landscape and the evolution of the pattern of its development are fundamental to its character. Carefully integrating new development into a settlement reduces its impact and reinforces sense of place.



Brighstone from Grammar's Common (DM)



Weirside Cottage, Brighstone (DM)



Mottistone (RS)

## Guidelines

1. The landscape setting and character of the parish must be conserved and where possible enhanced.
2. Open spaces within and between the settlements of the parish must be retained.
3. The distinctive silhouette of parish settlements should be protected, by ensuring that all development has no adverse impact owing to its height, scale or mass.
4. Important public views to and from parish settlements must be retained, by preventing the erection of structures or changes to buildings that would cause material harm to the landscape and AONB.
5. Existing wildlife habitats must be conserved and where possible enhanced with opportunities found to include wildlife in new developments.
6. Inappropriate infill, back land development and sub-division of large plots must be controlled to ensure that the important character of existing plot ratios is retained.
7. The historic environment and the areas of archaeological importance must be both considered and protected appropriately in all new developments.
8. Hedgerows and blocks of woodland should be conserved, managed and restored for their landscape, wildlife and historic importance as boundary features. Replanting must use appropriate native species.

# Buildings; form and materials

The building traditions of Brighstone Parish are not limited to one particular vernacular style, several building traditions and key features are found and are sympathetic to each other. Brighstone Village itself has grown in the latter part of the 20<sup>th</sup> Century resulting in a more mixed style but retains a strong traditional vernacular with some good examples of modern development in keeping with village character. Other settlements have had less change and retain a strong character and sense of place.

## Form:

Vernacular buildings are detached or, on occasion, semi-detached in form, exceptions being the terraced 19<sup>th</sup> Century Coastguard Cottages. Buildings tend to be set back from roads predominantly respecting the contours of the road and landscape by being in parallel to it, but occasionally at right angles. Front gardens, boundary walls or hedges, and highway verge or public green space are often present between buildings and the road, notable exceptions to this being some of the houses and commercial premises in North Street and Main Road Brighstone. This low-density development leads to an uncluttered look. In Brighstone the late 20<sup>th</sup> Century development is of a similar form in terms of front garden and open spaces.

## Materials:

In general the traditional buildings in the parish are stone with snekked stonework or stone cladding. Brick is also used as a building material for quoins on stone buildings, extensions to traditional buildings and construction of buildings (particularly mid to late 19<sup>th</sup> Century). Where brick is used a Stretcher or English bond is favoured.

## Roofing:

Thatch has been used as a traditional roofing material, and remains a prominent feature in the whole of the parish; an important part of its character. On some older buildings, slate, as a cheaper and more durable material, has been used to re-roof traditional buildings in the past; red clay tile is also used across the Parish as an alternative and also as a material of choice on more recent buildings.

## Windows, Doors, Porches:

Window styles include Georgian sashes on larger buildings such as Brook House and the Old Rectory Brighstone, but more frequently small cottage casement windows are seen such as at Sandy Lane Cottage and Coombe Farm Cottages. Dormer windows feature strongly with 'eyebrow' style on thatched and some tiled roofed cottages, and gabled dormers on others. Upper storey windows are often significantly smaller than those on the ground floor. Casements are usually painted white. Doors tend to be solid or part glazed and of a rural/cottage style. Porches vary from the grand (Old Rectory Brighstone), to more humble gable roofed enclosed or open styles.



16 Little Shate, Brighstone (JB)



Merriefields, Brighstone (KS)



Sandy Lane Cottage, Brighstone (KS)

Responding to local building forms and patterns of development reinforces sense of place. The use of local materials, building methods and details enhances local distinctiveness.



Detail showing stone building tradition (KS)



Modern Methodist Church (DM)



Erosion of stone due to the use of cement mortar (KS)

## Guidelines

- All new development in the parish must reflect and harmonise with the form, scale and proportions of existing vernacular buildings and take account of traditional building styles and materials. Neighbouring properties should complement each other and be in scale in terms of height, mass and positioning. Mixing styles or historic references in the same building should be avoided.
- Respect must be given to individual site character and content, with good quality materials appropriate to the village or settlement being used.
- The traditional form of the historic core of villages and their buildings in the parish must be maintained.
- Extensions must be subservient, in proportion to their main buildings, and have regard to neighbouring properties. Design and materials must respect the original building, in particular the pitch of any roof, windows, doors and other key elements and features.
- Old chimneys should be retained.
- Aerials and satellite dishes should be small and sited unobtrusively. Decorations such as house colour or shop signs should blend in to the style of the locality.

# Boundaries and enclosures

Boundaries and enclosures define property and ownership whilst also giving a distinctive pattern and character to settlements and wider landscapes. Traditionally, local materials such as stone walls, hurdles, and native species hedgerows kept clipped or layered was used to create boundary features and in the countryside to enclose areas for livestock. More modern materials can have an urbanising impact and may jar with adjacent boundary treatments that are more in keeping. This is particularly important for road and path facing plots.

## Walls:

Stone walls are a strong feature in Brighstone Parish both in the settlements such as in Brighstone Village alongside St Mary's Church and in Rectory Lane and the wider parish such as those at Pitt Place and in Brook. Although more permanent than fencing, stone walls still require maintenance and repair to ensure that they continue to contribute to the character of the parish. When such repairs are actioned care needs to be taken with mortaring and pointing.

## Hedges:

Both in village locations and in the wider countryside, hedges provide means of enclosure and as living structures they also provide food and shelter for wildlife. In rural locations outside village centres native hedge species are preferred and advice should be sought on what planting is appropriate. In villages and settlements more ornamental species can be more appropriate, but care should be taken to ensure that these are in keeping. The use of fast growing conifer species for hedging can be particularly jarring in character and unless kept in check through regular clipping these hedges may lead to decreased light for neighbouring properties and an oppressive feel to adjacent public paths.

## Fencing:

In Brighstone Parish the main form of enclosure is hedging and stone walls. Fencing in villages and other settlements has the potential to quickly change character, particularly if low quality materials are used or colour varies due to the use of stains. If fencing is needed on plots fronting roads and paths, it should be low and of post and rail or post and wire construction rather than closeboarded.

## Gates and driveways:

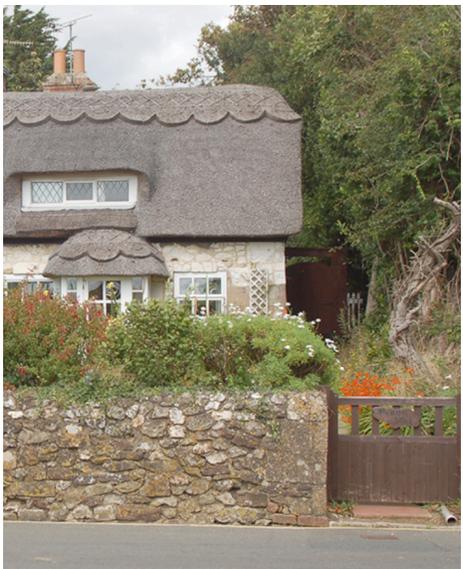
The character of vehicle and pedestrian gates at the entrances to property also play a major part in the 'street scene' and character of the parish. Simple gates of a rural character will help to strengthen the strong sense of place whereas overly ornate and grand structures will be urbanising unless they reflect the grandeur of the building to which they give access. Driveway treatments can also have an impact on the character of the parish and rural treatments such as gravel are preferred.



Development can either contribute to character or undermine it. Often it's as simple as recognising that every building is part of the greater pattern and character of any settlement. Sensitive treatment of boundaries helps to define the character of public spaces between buildings. Boundaries and front gardens are an important part of the character of the parish.



Merrifields Cottage, Brighthelm (KS)



Charm Cottage formerly known as Penny Pot, Brighthelm (KS)



Berry Barn, Brighthelm (DM)

### Guidelines

- 15. All new development sites must be properly integrated with the wider settlement by softening harsh edges with new hedges and trees. Where possible, and appropriate any existing trees, hedges and boundary features should be retained.
- 16. New and changed boundaries should be of similar design and materials to those in their immediate surroundings, with walls, fences and garages being an integral part of the overall design of any development.
- 17. Low hedges and low brick/stone walls should be used to enclose boundaries onto roads, lanes and tracks. Close board fences, large metal gates, over ornamentation and other urbanising features should be avoided.
- 18. Traditional stone walls must be protected and maintained.
- 19. New development should provide for off road parking. Garages, hard standings and carports should have their appearance softened by appropriate adjacent planting. Mature screening of parking areas should be retained and new parking integrated into landscape design. Large areas of non-permeable hard surfacing should be avoided and driveway materials carefully chosen to avoid any urbanisation of village character.

# Sustainability and renewable energy

Living within environmental limits and seeking to minimise our impact on the quality of life of future generations is not a new concept. In fact the strong vernacular character of any area is largely due to the historic relationship that past people have had with their local environment. Local materials such as wood, stone and thatching reed would be used for building; land would be used for growing food and wood for fuel; settlement would develop in the safest, and most conducive locations for shelter, water, work or trade. Our challenge today is to try and recapture elements of self-reliance whilst still enjoying the comfort and convenience of our modern lives. Even small changes can make a big difference if they are widespread in a community.

## Reduce, Reuse, Recycle:

Facilities in a community to allow people to participate in reducing waste by recycling and reusing materials for a different purpose can help to reduce resource use. Such facilities need to be carefully designed to be convenient, to cope with future levels of use and to complement their surroundings. Individual houses, and in particular new build properties have the opportunity to incorporate domestic recycling features into their design.

## Water:

Greywater and rainwater run-off can be harvested and reused to decrease the use of drinking quality water for gardening or flushing toilet waste. Saving water in this way can also be money saving in the long-term as it can reduce water bills.

## Renewable energy:

Domestic production of heat and power can now be achieved with a number of small-scale technologies. The siting of equipment required to generate energy needs to take into consideration the surrounding area whilst also taking advantage of the source of the power/heat. The provision of wood burning stoves, heat pumps, solar panels, photovoltaic cells and domestic wind turbines should be

encouraged in all proposals for new development in the parish where their siting avoids any adverse impact on character. The use of certain technologies may be more restricted in Conservation Areas or in relation to Listed Buildings owing to their visual impact.

## Local Food:

Gardens are an important part of the character of a settlement. As well as being ornamental, gardens can be productive, allowing people to grow their own food and reduce food miles. New properties should consider the provision of adequate outside space to allow people to garden individually or communally. Sub division and infill development in current garden plots should maintain appropriate sized gardens for the existing property and any new properties created.

## Sustainable Transport:

Using public transport, walking and cycling can all help to reduce the use of fossil fuels and reduce the carbon footprint of the community. Facilities to encourage these activities need to be designed to be convenient and in keeping.



Bottle Banks and Aluminium Can Recycling (RS)



Home Grown Produce and Composting (RS)



Kerbside Recycling (JB)

Climate change may affect our quality of life and that of future generations in the parish. There are strong social, economic and environmental benefits in conserving our resources.



Solar Water Heating (DM)



Rainwater Harvesting (B)



Air Source Heating (DM)

**Guidelines**

- 20. The night sky of the parish must be protected from the effects of light pollution. Security lighting, where necessary, must be designed so as to be unobtrusive in the wider neighbourhood. If any additional street lighting is necessary it should be low intensity and designed to prevent spill over.
- 21. Re-use of existing buildings conserves energy. Sympathetic adaptation will normally be preferred to demolition and rebuild. Building materials should

be reused and recycled wherever possible. Modern materials such as PVC use high levels of energy in their production and are manufactured from non-sustainable resources. Their use should be avoided. The use of windows frames and doors made from sustainably sourced timber will be encouraged.

- 22. New development should include methods for the harvesting of rainwater and must include management of run-off to avoid potential overloading of existing

drainage systems. The use of 'greywater' to reduce water consumption is also encouraged.

- 23. Domestic renewable energy technologies are encouraged, provided that they are appropriately sited without undue detrimental impact on the immediate surroundings
- 24. New development should, where possible, encourage the use of sustainable transport by providing routes for pedestrians and/or cyclists.

# Quality of the public realm

Roads, paths, signs, verges, benches, bus stops and shelters, planters, bollards, verges, recreation grounds and greens all make up the public realm of the parish. A strong, appropriate and distinctive design palette for these features and their on-going maintenance has a major role in the conservation and enhancement of the character of the Parish.

## Roads:

Managed by the Isle of Wight Council as the highway authority, the roads, their surface, signs, lines, kerbing and other street furniture create an immediate impression of the villages, settlements and countryside areas of the parish. Standardized approaches to their management may undermine the character of the parish and its villages and should be guarded against.

## Street lights:

The design and level of street lighting in villages and across the parish needs careful consideration. There is a need to balance the safety of people's use of the public realm with the impact of lighting on the night sky and rural character.

## Public Rights of Way:

As part of the overall highways network, the footpaths, bridleways and byways in the parish are protected and maintained by the Isle of Wight Council. Signs, waymarkers, gates, stiles and the path maintenance regime all contribute to the ease of use, enjoyment and character of this important and historic network.

## Verges:

Highway verges, banks and open spaces such as the greens at Mottistone and Brook contribute greatly to the character of the parish. Their

protection from erosion by traffic and by appropriate cutting regimes also allow them to act as important spaces for wildlife and in some cases amenity.

## Recreation ground:

Brighstone has a large recreation ground and a separate smaller school playing field, both used by the wider community for sports activities and other village events. These are important open spaces within the village.

## Cemeteries:

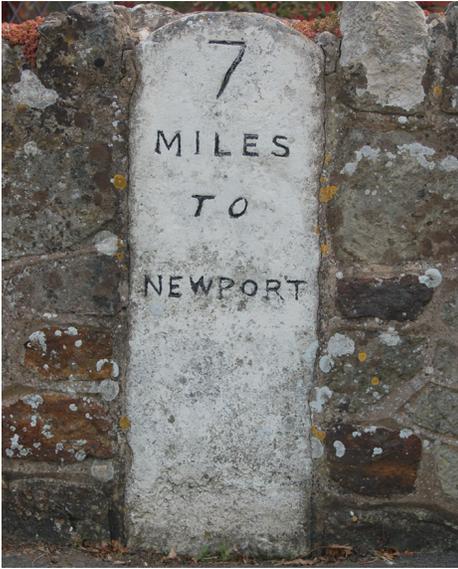
The cemeteries and churchyards across the parish are important as places of rest and for their contribution to wildlife. The quiet nature of these places contributes to the overall tranquillity of the parish.

## Planting, public gardens, and planters:

The hedges, verges, trees and wildflowers alongside the roads through the parish are an important part of its rural and coastal character. If used, public planting schemes need careful consideration, siting and choice of plant species to ensure that they are in keeping. Brighstone Village has repeatedly won the Isle of Wight Best Kept Village Award, testament to the quality and care taken in the management of its public realm.



The public realm is made up of the parts of the villages and settlements that are available for use by everyone. They provide the setting for everyday life, and contribute to the character and sense of place of the parish. Often they are managed and maintained by public bodies.



Milestone, Brightstone (KS)



Bus Shelter, Brightstone (KS)



Victorian Post Box, Brightstone (PB)

## Guidelines

25. Excessive road markings, road signs and other street furniture such as bollards are discouraged. Where possible these features should be constructed of traditional materials, rural in character and locally distinctive.
26. Overhead wires should, where possible, be placed underground, particularly where they are close to historic buildings, interfere with important views or are in a Conservation Area.
27. Important historic features such as milestones, post boxes etc must be protected and maintained.
28. Maintenance and improvements to footways, roads and verges must be in keeping with the rural character of the parish. Particular care and consideration should be given to rights of way to retain their important contribution to character, as an historic record of access in the parish and for their continued enjoyment.

# Diversity of housing

A village or settlement is largely composed of housing for its community with other facilities and services available for their use. The type of housing available in a village, other settlement and wider parish, its level of occupation, affordability and tenure all make up the social character of the community.

## Housing type:

Housing in Brighstone and its parish is predominantly detached or semi detached in character. Older houses tend to have larger plots whilst newer properties and those that have been built on residential estates tend to have smaller plots. Brighstone Village has a large number of bungalow and dormer bungalow properties of varying sizes. There are few maisonettes, flats or apartments other than those created by the subdivision of wings of Brook Hill House and Brook House, or provided within the residential home in the parish. Earlier in this document we gave details from the Census of 2001 about the housing stock and in particular occupancy levels, empty property and second homes.

## Affordability:

National increases in market prices for housing, the resulting increased gap between earnings and house values, and the desirability of the parish for retirement and second homes have all contributed to an increased inability of local residents to be able to afford and live in their own community. In 2004, as part of the preparation for the Brighstone Parish Plan a Housing Needs Survey for the Parish was carried out. 650 surveys were distributed with 485 returns (a 74.5% response rate).

The results show a housing need for 58 people in or with a local connection to the parish:

- currently living in the Parish (44)
- with family in the Parish (13)
- used to live in the Parish (1)

Of these

- were not on the Local Authority Housing Register (47),
- on Register (7)
- did not say (4)

Qualifying their need, respondents said they wished to have/be:

- independence (32)
- bigger property (2)
- a smaller property (6)
- care or assistance (5)
- unspecified (9)
- return to be close to family (4)

Most favour tenure was cited as:

	1 <sup>st</sup> choice	2 <sup>nd</sup> Choice
Shared ownership	11	8
Housing Association		
Rented	14	5
Open Market	25	4
Private Rent	2	11
Assistance/other	6	30

This housing need will be regularly reviewed as part of the Brighstone Parish Plan.



24 Casses Court, Brighstone (KS)



Coastguard Cottages, Brook (RS)



Elmlea, Brighstone (KS)

A mixture of plot sizes, type of housing (detached, semi-detached, terraced, etc), and tenure contribute to visual variety and also support and encourage a sense of community.



Silver Cottages, Social Housing, Brighstone (KS)



Fortunes Way, Social Housing, Brighstone (RS)



Chapel Butt, Social Housing, Brighstone (RS)

## Guidelines

29. Housing that satisfies the identified needs of the parish will be given priority in all new developments. This has been identified as small-scale rural affordable housing for local people; part rent, part buy; suitable for first time buyers, with some sheltered accommodation all under a 'Local Connection Criteria'. This may require some greater density of housing on sites for this purpose.
30. Proposals for the amalgamation of smaller properties into one larger property will need careful consideration in light of the housing needs of the Parish.
31. The sub division of larger properties to create smaller individual units will be looked on more favourably.

# Notes

# Other suggested reading and sources of information

Brighstone Parish Plan  
Brighstone Parish Council website  
Brighstone Museum  
Brighstone – A village history  
West Wight Landscape Character Assessment  
Isle of Wight Landscape Character Assessment  
Brighstone Conservation Area description  
Isle of Wight Historic Environment Action Plan  
Isle of Wight AONB Management Plan  
Isle of Wight Biodiversity Action Plan  
Local Transport Plan  
Eco-Island - Sustainable Community Strategy  
Island Plan – Local Development Framework  
Coastal Management Plan  
Isle of Wight World Heritage / Geo-park study  
Guidance from the Isle of Wight Council Planning Service



Brighstone and the Coast from Grammar's Common (DM)

## Brighstone Village Design Statement

Brighstone Parish Council 2008

# Brighstone Parish

## Village Design Statement

December 2008  
Brighstone Parish Council



Brighstone Village Centre (DM)



Broad Lane, Brighstone (DM)



Mottistone Manor (RS)

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