

**BRACKENFIELD NEIGHBOURHOOD PLAN- CHARACTER ASSESSMENT
AT THE CHURCH HALL, BRACKENFIELD
ON MONDAY 8 JANUARY 2018 AT 10AM TO 1230PM**

Present: David Wakefield, Andrew Towlerton (Consultant), Neal Steeper, Peter Pilsbury, Martin Philips, Rachel Robson (Consultant), Mike Edwards, Christine Edwards, Anne Edgar

Apologies: Michael Poole, Billie-Jean Poole, Stefan Priest

Introduction: Rachel and Andrew outlined key questions to be covered:

What is special and distinctive about the area?

Which buildings add to the character of the village? (Listed and other)

Some buildings may be of a design that detracts from the area or may be neutral in impact.

What green spaces add to the character of the village? Open spaces may be large, small or even gardens.

Which landscapes, fields and views are important?

Significant features can be recorded as non-designated heritage sites. These may be structures of historical/archaeological interest such as public buildings or mile stones and boundary markers, wells and troughs.

Although there are criteria that can inform decisions, these are essentially subjective views. It is therefore important to be able to show the process that has been gone through to reach agreement e.g. walking round in a group to identify key features; publication on the website; opportunities for people to comment and make alternative suggestions.

Walk round:

The group walked part way up School Lane, along the Green, down Miller's Lane and Butterfield Lane, past the Church and up Church Lane to return to the Hall. Observations were made of the buildings, landscape, views and other natural and built features that contribute to the character of the area.

Discussion:

The building style in the village is very varied and it is important to reflect the key principles of character and style; e.g. how properties fit into the landscape; the low-density of housing and how properties are set back from the lanes and are low-impact.

Materials are also varied and there was some discussion about whether extensions should be in the style and materials of the existing houses, as evidenced in some examples round the village.

An overall description of the village would be useful as well as detailed notes on specific areas.

Mike has started looking into some historic information e.g. the origins of Coldharbour Lane, which can feed into the Landscape Character.

- Rachel will write up the notes on a pro forma which can be used as a template.
- At the next meeting we will divide the remaining area into sections (Woolley/Lanes?) to be examined by sub groups.

