

# WORMINGHALL NEIGHBOURHOOD PLAN

*Let's set the future of our village!*

## Key Views Report



**Submission Version January 2018**

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## **1. Introduction**

- 1.1. The purpose of this report is to increase public awareness of the historic nature of the village, its relationship with the surrounding countryside and to guide the form and content of any new development to ensure that the rural character of the village is retained.
- 1.2. It identifies those views which it is felt should be protected from new development that would potentially obscure historic views or have an adverse impact on the historic footprint of the village by encroaching into the surrounding open countryside.
- 1.3. Worminghall is a picturesque small village which is surrounded by flat, open countryside with trees and vegetation playing a fundamental role in determining the character of Worminghall and linking it to the mainly agricultural landscape.
- 1.4. There are 12 listed buildings in the parish the most notable of which, the Church which dates back to the 12<sup>th</sup> century, as well as the Clifden Arms and the Almshouses . There are a variety of other building which range from Victorian cottages to more modern family houses constructed in the 1960's and 70's. There is no designated Conservation Area in the village, and therefore it falls to the Neighbourhood Plan policies to provide protection for those views considered to be of great importance in preserving the character of the village.

## **2. Review Process**

- 2.1. A survey was undertaken of the important views and historic buildings, focussing on those that were considered either potentially iconic or historic in nature which identified the views shown in Annex 1 for further examination.

### **View 1: Looking from Clifden Arms looking down footpath to Ickford**



This shows the view from the entrance to the Clifden Arms down the footpath that is regularly used by walkers, dog walkers and residents visiting the pub or going to Ickford, often to go to the shop

## **View 2: Across field looking towards the Church and Court Farm**



This is the view of the Church and Court Farm taken from the main footpath that is regularly used by residents, walkers and dog walkers to get around the village or visit either the church or village hall. It is also an alternative path to Ickford and its shop.

## **View 3: Village Hall**



The village hall is a Victorian building that was originally constructed around 1870 and operated as the village school until it closed in the 1950's. The hall is now used for a variety of social activities in the village including coffee mornings, art classes, indoor bowls as well as being available to hire for private events.



**View 4: Looking down the Avenue towards the Village Hall**



This is one of the main residential no-through roads in the village leading to the Village Hall (shown in the distance) as well as being the only access for residents vehicles and visitors to the Church as well as farm equipment and tractors for the tenant farmers based at Court Farm.

### **View 5: Clifden Arms**



Another of Worminghall's Grade II listed buildings is The Clifden Arms which is on the south west edge of the village. It is an exceptionally picturesque black and white 16th century pub that is popular as a village meeting place

### **View 6: The Almshouses**



The Almshouses are Grade II listed and date back to 1675. They were built with a charitable bequest in the memory of Henry King who was Bishop of Chichester by his son to "sustain six poor old men and four old women". They were constructed in the shape of the letter H and to this day still provide supported accommodation to 6 elderly residents of the parish. This view is from Clifden Road.

**View 7: From footpath looking towards the Almshouses**



This is the view of the Almshouses from the main footpath used to safely walk around the village or to visit the Church or Village Hall avoiding the main road. Planning permission has been granted for 12 houses in this field so this view will be lost in the near future.



### View 8: The Church



The Church of St Peter & St Paul is a Grade II\* listed building, parts of which date back to around 1150 but occupies a site which has probably been in use for Christian worship much earlier. It is located to the east of the village at the end of The Avenue. It stands alone in a field location and is adjacent to Court Farm, another Grade II\* building which can just be seen on the right of the church

### 3. Conclusions

- 3.1. One consistent theme that came out of this review which was mirrored by the feedback from the public consultation process was the desire to visually re-enforce the connection between the village and its rural surroundings and the need to protect the existing current organic boundaries which contrast with the hard outline of the buildings.
- 3.2. It was widely recognised in preparing the Neighbourhood Plan that it was essential that any new development protected these principles. Many of the views listed are considered important to preserve the rural and historic character of the village. **The two key views that should be retained are Views 1 and 2. These views are therefore protected through the policy in the Neighbourhood Plan. Any development which would encroach on these views will be resisted.**

## Annex 1 – Views Map

