

# **Worlington Neighbourhood Plan**

## **Key Views Assessment**

November 2022 v4



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# 1. Introduction

This document is part of the evaluation of Worlington's landscape character and sensitivity to help in the preparation of the Neighbourhood Plan. The overall aim is to identify and conserve aspects of landscape value and visual amenity in the village.

## The purpose of Key View studies

1. As part of the assessment of local character, and the value people attribute to local landscape, understanding which views local people particularly appreciate is useful. This assessment seeks to provide a brief but robust and objective evidence-base to inform and underpin a Neighbourhood Plan Key View policy.
2. An important or 'Key' view is one that would be generally recognised as having notable qualities or a particularly attractive composition that might cause people to pause and appreciate the scene. More than an 'everyday' view, it is more likely to feature in people's perceptions of what Worlington looks like in their memories, and provide heightened feelings of connectedness and wellbeing. Once identified, these views can be subject to policy which can try to conserve their composition and qualities.
3. Planning policy at all levels requires local character and distinctiveness to be recognised and responded to in new development and land use change. It is, therefore, necessary to analyse and understand what shapes local character and distinctiveness in order that planning policy can be effectively applied. The Worlington Landscape Character and Sensitivity Appraisal provides a framework to aid decision making and this Key Views appraisal will support that work.
4. This document defines 10 views in Worlington which are considered by the Neighbourhood Plan Group to be particularly important and that contribute notably to its character. They will underpin policies in the Neighbourhood Plan and will form part of Parish Council decision making about proposed development or land use change in the future.

## View criteria

5. There is not an accepted definition of what constitutes a Key view in any of the published accepted landscape guidance. The selection of views is also a result of people's perceptions, so is somewhat more subjective than other landscape appraisal techniques.
6. However, Key Views are usually understood along the lines of a view that defines the special character and qualities of a settlement and contributes to its 'sense of place'. Such views could have a particularly notable or distinctive composition or scenic quality, that makes them stand out in the eyes (and memories) of local people and visitors. They might feature distinctive and/or historic buildings, local landmarks, or an appealing or historically intact arrangement of topography, natural features and built form that together help give a settlement its identity, and perhaps come with particular recognised cultural associations. They also contribute to felt experience, feelings and emotions - and to wellbeing.
7. The following factors are considered:
  - Scenic value relating to the composition of rural views - including complexity, appreciation of topography, depth of field, naturalness, and arrangement of natural and vegetative features.
  - Number of people likely to be experiencing it - i.e. value relating to shared experience. The more people that experience a viewpoint, the higher the value attributed. For example, a view from a well-used footpath on a village edge, identified by numerous people as important, might be considered more valued than one selected from an isolated point on a quiet lane.
  - Presence of a landmark feature, perhaps with skyline presence, aiding orientation in the landscape or along a route.
  - View contributes to the setting of a Heritage asset.
  - Other locally distinctive points of interest or cultural associations that particularly define the character of Worlington. Views that are indicative of a special 'sense of place' which reflect its intrinsic character and key characteristics.

## 1. Introduction continued:-

### Selection process

8. The Key Views were selected by the Neighbourhood Plan Working Group in spring 2022. Some of the initial views were discarded, on advice from the author, if it was felt they didn't meet the criteria strongly enough.
9. The group worked with the author to provide the supporting text justification and Change Management Objectives. The text sets out the aspects of value in each view and focuses attention on what may threaten them and considers how this could be addressed.
10. The final set of Key Views are mapped and presented on the following pages. Some are identified as specific point views, and some are representative of a number of similar or sequential views which might be experienced along a road or footpath. These are presented on the map with a differing symbol to differentiate between point views and sequential views.
11. However, it should be noted that the final list is not an exhaustive list of the only views with special qualities in the parish, there are many other views that contribute to local distinctiveness and rural character and it should not be inferred that other views in the parish have little value. The selected views, however, are held in high public regard and demonstrate particular qualities or features.

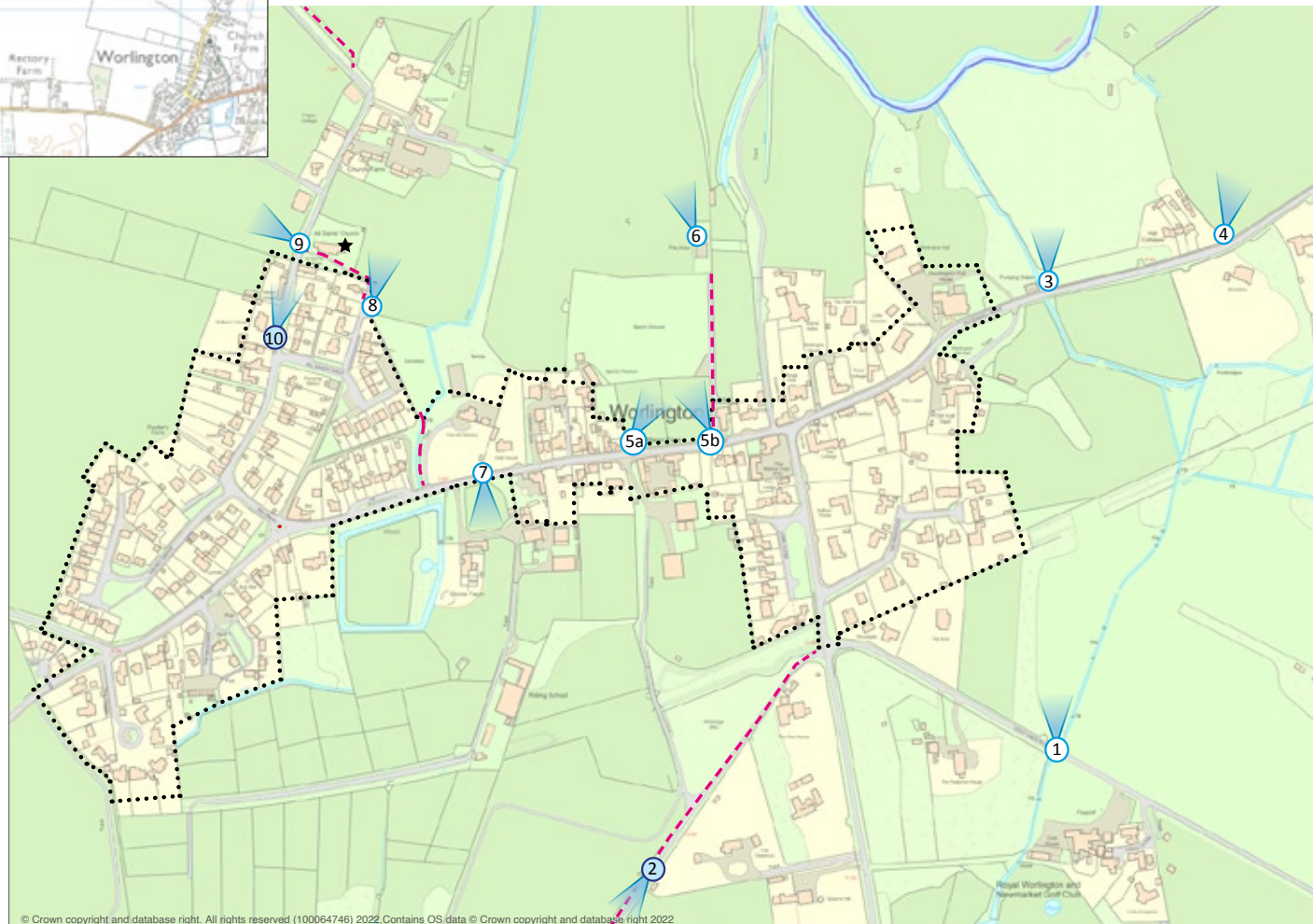
### Method

12. The photos were taken with a Canon 700D SLR with a 50mm fixed lens. The panoramic photos presented are made up from two or three consecutive images, with approx. a 50% overlap. They are a Type 1 Visual Representation<sup>1</sup> (for illustrative purposes and not be treated as 'verifiable'). This level of accuracy was sufficient for a project of this scale/nature.

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<sup>1</sup> Visual Representation of Development Proposals, Technical Guidance Note 06/19 17 September 2019

## 2. Key view locations



### List of Key Views:

⑦ Point views with direction of view indicated

⑦ Representative view - series number of similar views available

View 1: Golf Club, northward

View 2: Green Lane, SW and NE

View 3: Mildenhall Rd, northward

View 4: Mildenhall Rd, northward

View 5: Manor Farm meadow, NW and NE

View 6: Play area, northward


View 7: Grove Farm, southward


View 8: Cemetery, northward

View 9: All Saints, westward

View 10: Church Lane, northward

View 11: Ferry Drove, southeastward

 Public footpaths

 Settlement boundary

### 3. Viewpoint photographs

#### View 1: Golf Club, northward

**Location and description:**

View northward from Golf Links Road at the bridging point over the little stream. It looks over the easternmost part of the golf course and edge. It comprises mown grass forming the edge of the course, bisected by the water course, with scattered and boundary trees keeping the view fairly short and enclosed.

The view is through parish character area W4.

**Justification:**

This view is located just on the edge of the village and is part of the experience of arrival from the southeast. It follows a sequence of attractive views over the golf course on the approach. The course has a strong Breckland feel, conveyed by lines of pines. The lack of development, the stream and its attractive 'designed' feel makes it a view valued.

**Change management objectives:**

Protect the unspoilt nature and Breckland character of the view.

### 3. Viewpoint photographs

View 2: Green Lane, SW and NE



#### Location and description:

Historic narrow lane offers views southwest and northeast along the tree lined track, through an attractive 'tunnel' of trees.

The lane sits between character area W3 and W5

#### Justification:

Green Lane is believed to be ancient, possibly at least Roman in origin. It is particularly rural, tranquil and quiet and contrasts notably from the experience of walking along the traffic-dominated main road in the village. It is an important public footpath and key local amenity. Intermittent glimpses into tree-fringed farmland are experienced at intervals.

#### Change management objectives:

Conserve the unspoilt nature and rural character of Green Lane and the land that forms setting to either side, so that people can continue to enjoy the peaceful atmosphere, visual amenity, and recreation on offer.

Protect the trees that line the lane - they are covered by a Group Tree Protection Order.

Conserve the wildlife corridor value of the landscape feature as a whole.

Maintain and enhance (through new planting) the stock of trees as they contribute notably to local character and biodiversity.

### 3. Viewpoint photographs

#### View 3: Mildenhall Road, northward



#### Location and description:

View northward on the Mildenhall Road on the western side of the village. It is a glimpse through trees and roadside hedge to the meadows that lie between the road and the river corridor.

The view is through parish character area W1.

#### Justification:

The view of the meadow, beyond the hedge, is narrow and filtered but it provides a sense of the pastoral landscape that fringes the northern edges of the village at the arrival point to the settlement. There are no signs of development or detracting features in this land parcel. The view helps emphasize the village's rural setting at this gateway point.

#### Change management objectives:

Protect the unspoilt character of the eastern edges of the village.

Protect roadside hedges for their wildlife value.

### 3. Viewpoint photographs

View 4: Mildenhall Road, northward (Photo from Google Streetview)



#### **Location and description:**

View northward on the Mildenhall Road on the western side of the village. It is a glimpse over a hedge over arable land that lies between the road and the river corridor.

The view is through parish character area W1.

#### **Justification:**

View is moderately long and is a simple, attractive rural scene, of flat-feeling farmland, fringed by trees and hedges. There are no signs of development or detracting features. It helps emphasize the village's rural setting on the approach to Worlington, from the direction of Mildenhall.

#### **Change management objectives:**

Protect the unspoilt character of the eastern edges of the village.

### 3. Viewpoint photographs View 5: Manor Farm meadow



View NW



View NE

#### Location and description:

Views over the meadow opposite Manor Farm from the Main Road. The meadow, under grass and buttercups, has an enclosed feel as it is surrounded by the farm, with its house and impressive barn, as well as other historic and modern buildings. The view is moderately short in length but with several features of interest as well as a good degree of tree cover. The cricket pitch and play area lie beyond to the north and the village hall sits to the east. This view is through parish character area W1.

#### Justification:

Attractive views of open space in the heart of the village. Attractive vernacular buildings

surround the space and, as a result, it has the feel of a village green although is hedged/fenced and grazed by horses. Key public facilities surround the space - village hall, recreation land and play area, and there is a strong sense of history.

The busy road is an environmental detractor.

#### Change management objectives:

Conserve the openness and undeveloped character of the space to allow the village green feel to continue, and to ensure it endures as a setting for the historic farmstead of Manor Farm.

### 3. Viewpoint photographs

View 6: Play area, northward



#### Location and description:

View northward towards the river from the rear of the play area. The view takes in the shallow valley bottom arranged in a series of flood meadows. The river can be detected by the position of the lines of willows. Planted trees, associated with Wamil Hall, make a strong feature along the skyline.

#### Justification:

A long view over a natural landscape feature - the river Lark and its floodplain meadows - with little evidence of the modern world. It has a historic and slightly wild feel. The view is also valued because it is obtained from a place where families will gather and sit and enjoy the view. Further to the west a glimpse of the church tower is also possible, filtered through the trees.

#### Change management objectives:

The meadows are partially grazed by sheep but stands of nettles indicate there is scope to improve management. Enhanced traditional management would be beneficial to reinstate a more biodiverse lowland landscape.

Explore possibilities of opening a wider view to the church tower.

### 3. Viewpoint photographs

View 7: Grove Farm, southward



**Location and description:**

View from the main road towards the south, adjacent to Grove Farm. View experienced by passing traffic and pedestrians using the footpath. It comprises a horse paddock and equine related buildings beyond. The scene is framed by trees to each side and backed by a line of Breckland pines which form a jagged skyline.

This view is through parish character area W3.

**Justification:**

The view provides a more open and longer length view than is usually possible along the main road, where houses and boundary walls prevent deeper views. The fields and trees offer a pleasant scene. Detracting from the experience is the often high level of traffic - bringing movement and noise - on the main road

**Change management objectives:**

Conserve the openness of the view and its function as a gap/break in the settlement.

### 3. Viewpoint photographs

View 8: From Cemetery, northward



#### Location and description:

A pleasant view over a small field from the edge of the church yard. It looks towards the north. In winter conditions views further east are more achievable which allows the church and Church Farm to be appreciated together within the scene, but leaf cover generally makes this difficult in summer conditions.

The view is through parish character area W1.

#### Justification:

This is a quiet rural scene and value lies in the enduring historical relationship of the church and the old farmstead within the setting provided by the small scale field system that backs this part of Church Lane.

#### Change management objectives:

Maintain the openness of the view to conserve appreciation of the relationship between the listed buildings and the historic landscape.

Conserve the boundary hedges and trees for their biodiversity value.

### 3. Viewpoint photographs

#### View 9: All Saints, westward

**Location and description:**

View from Church Lane out towards the west. Leaving the village, the houses end and a sudden long view is possible from the front of All Saints church.

This view is through parish character area W2.

**Justification:**

This is a simple view across farmland under big skies. It does not have any particular features of note that catch the eye, but the expansive length of the view is distinctive, as it contrasts with the experience of the confined views within the village itself.

This lane is used as a route to the public footpath at the end of the lane that leads towards the riverside paths, it is a popular walking route.

**Change management objectives:**

Maintain the open character of this expansive view.

### 3. Viewpoint photographs

View 10: Church Lane, northward



#### Location and description:

A series of views northward along Church Lane include the church tower as a landmark.

Roofs, facades and boundary walls frame and direct the view towards the church.

The view is within the settlement itself.

#### Justification:

Views of the church tower are scarce in Worlington. The position of the church, isolated from the main road, mean that glimpses are seldom achieved except from Church Lane. This lane is used as a route to the public footpath at the end of the lane that leads towards the riverside paths, it is a popular walking route.

So whilst architectural quality or historic value of the houses along Church Lane is often only modest, hedges and trees, and deep verges, help to soften and assimilate the buildings.

However, telegraph poles distract somewhat.

#### Change management objectives:

Conserve views of the church tower from Church Lane.

### 3. Viewpoint photographs

View 11: Ferry Drove, southeastward



**Location and description:**

A series of views southeast from the Ferry Drove footpath on the approach to the village edge. The views are over farmland in the fore and middle ground and include the village edge in the distance, generally tucked away behind tree cover. The church tower is glimpsed within the 'treed' skyline and the scene has a historic feel, little touched by the modern world.

The view is through parish character area W2.

**Justification:**

This lane connects Worlington and West Row. Views of the church tower from points in the countryside are not commonly experienced on other sides of the village so views from this historic lane are special for this reason.

**Change management objectives:**

Conserve views of the church tower from Ferry Drove.