

# Worldham Village Design Statement

2015



## Introduction

### What is a Village Design Statement?

A Village Design Statement (VDS) seeks to record the features of the built and natural environments of a village that are valued by its residents for the purpose of producing an advisory document for formal adoption by Local Planning Authorities for use as a Supplementary Planning Guidance.

In summary, the VDS:

- describes the visual character of the village
- demonstrates how local character and distinctiveness can be protected and enhanced in new development
- has involved a wide section of the parish community and is representative of the views of the parish as a whole
- is compatible with the statutory planning system and the local planning context
- is suitable for approval as supplementary planning guidance
- is applicable to all forms and scale of development
- is about managing change in the village, not preventing it.

### Why do we need a Village Design Statement?

Following the publication of the Worldham Parish Plan in 2010, the Parish Council felt that the aims of the plan in respect of future development within the parish, together with preservation of its rural character, could best be achieved by producing a village design statement. They therefore initiated the VDS project which has resulted in the publication of this document. The project has been funded by grants from Worldham Parish Council and East Hants District Council's Community Projects Fund.

Changes in national planning policy on building development introduced in the Government's National Planning Policy Framework (NPPF) means that it is more important than ever for our local community to ensure that we have a voice in the planning process. In a survey of local residents, 77% of respondents considered that new development within the parish was not just inevitable, but also desirable provided it is done in a controlled and sustainable way.

A core planning principle of the NPPF is '*empowering local people to shape their surroundings*'. The VDS is the means by which we can influence development within our villages through the Planning Guidelines contained in this document. These guidelines reflect the views of residents within our parish as determined through extensive consultation.

## Worldham Parish in a Nutshell

Feature	Confirmed figure
Area of parish	1,566 ha
Area within SDNP	60%
Main settlements	3
Dwellings	154
Inhabitants	354
Inhabitants under 18	66
Schools	0
Population density	0.2 ha <sup>-1</sup>
Distinctive landscape types	3
Farmland	70%
Woodland cover	15%
Ancient woodland (open access)	5%
SSSIs	6
Sites of Importance for Nature Conservation	9
Conservation areas	0
Approximate height above sea level	150 m
Listed buildings	21
Archaeology points and areas	24
Rights of way (including the Hangers Way)	35 km

Some figures are approximate. Data based on 2011 census and EHDC online map with overlays.

## The Village Design Statement Team

This VDS has been researched and written by the Village Design Statement Team, which has been set up and overseen by the Parish Council. All members of the team are residents of Worldham Parish. They are Terry Blake (retired management consultant), Thomas Brock (farmer), Tony Button (retired company director), John Denyer (non-executive director), Tara Goodwyn (teacher), and Mark Penfold (architect).

The Parish Council is grateful to the VDS Project Team for managing the project and producing this document.

## The Local Planning Context

The Planning Guidelines for new development contained in this document accord with the principles for good design laid down in the NPPF. They have been developed following consultation with all parishioners and reflect their views as a whole. A summary of parishioners' responses to the survey questionnaire used in the consultation is shown in Appendix 7.

As Worldham Parish lies partly within the South Downs National Park (SDNP), planning control is administered by both the South Downs National Park Authority (SDNPA) and East Hants District Council (EHDC), according to whether planning applications fall within the SDNP or outside. Adoption is therefore required by both Planning Authorities.

This VDS has been adopted by EHDC as a Material Planning Consideration and by the SDNPA as a Supplementary Planning Document.

Regard has been given to the planning authorities' Local Plans (to the extent that they have been finalised) and the Government's NPPF in setting the Planning Guideline principles. A summary of key points from the NPPF which are relevant to these recommendations and/or to this document generally is contained in Appendix 5.

In the SDNP context, this VDS has also noted the following publications:

- South Downs National Park Authority (Establishment ) Order 2010
- SDNPA Partnership Management Plan 2014-2019
- English National Parks and the Broads—UK Government Vision and Circular 2010
- South Downs Integrated Landscape Character Assessment (2011) (SDILCA)

The Planning Guidelines contained within this VDS will be taken into account when planning applications within Worldham Parish are assessed. In this way the VDS supports the Local Plans of both planning authorities as they affect Worldham Parish and assists the Parish Council in its role as statutory planning consultee.



## Section 1—Village Context

### 1.1—Geography

Located some 3km south-east of Alton, the parish consists of the three settlements of East Worldham, West Worldham, and Hartley Mauditt. Some 60% of the 16km<sup>2</sup> parish lies within the SDNP.

The South Downs Integrated Landscape Character Assessment (2011) shows Worldham Parish as straddling three different landscape character forms. A particularly prominent feature is the hanger (a steep wooded slope) which bisects the parish from north to south. The landscape is for the most part open farmland, but with some significant areas of woodland, notably along the hanger itself and the ancient woodland of Binswood. The open landscape and elevated position of much of the parish (some 150m above sea level) affords excellent views east towards the Surrey hills including Hindhead and Leith Hill, and west over the chalk downs between Alton and Basingstoke.

Perhaps because of the natural barrier of the steep hanger, it is only during comparatively recent times that the current east-west route through East Worldham was created. Until the late 19<sup>th</sup> century the main axis of the village was north-south, without the direct route between Alton and Bordon that dominates the village today. As a result, a drive along the main B3004 route through East Worldham reveals only a small part of the village, with the 19<sup>th</sup> century pub and village hall being the most obvious buildings.

The three settlements are built on upper greensand, which in turns sits on a layer of gault clay that outcrops to the east beyond the foot of the hanger. This geology is responsible for a line of springs that emerge at the base of the hanger, and have in places been dammed to form fishing ponds.



East Worldham looking west towards Alton



West Worldham



Hartley Mauditt

## 1.2—History

The parish is rich in history, with an iron age hill fort, roman road, and the remains of a mediaeval hunting lodge. There are a number of listed buildings within the settlements, and at least as many other buildings with long histories. Old House Farm in East Worldham has a particularly interesting past as a fortified manor house, dating from at least the 13<sup>th</sup> century and possibly earlier. Each of the three settlements has its own medieval church, all three of which are still in use.

As a former agricultural community, there are many agricultural buildings in small isolated groups, some of which are still in use as farm buildings, some provide accommodation for small businesses, and some have been converted to dwellings. Hops were grown in the fertile soil for much of the last century to meet the demands of local breweries, and the hop kilns used for drying the crop are a particular local feature. Most are now dwellings, but retain their distinctive square towers. Much of the land in and around the parish was owned for many centuries by Winchester College and the Dutton estate, and this common ownership provides a degree of consistency of appearance in the various farm buildings around the parish, many of which date from the mid to late 19<sup>th</sup> century.

An active local history group is building a comprehensive document, map and photo archive, and has included in the 2010 Parish Plan a more detailed parish history than is appropriate here.

## 1.3—Worldham Parish today

The people of Worldham are a mix of those born and bred in the parish, and newcomers. Some 66% of the total population of around 350 live in East Worldham, with the remaining 34% in primarily West Worldham and Hartley Mauditt. Recently, a number of younger families have moved into the parish, bringing welcome diversity to what was an ageing population. The village has enjoyed a reputation for welcoming its new residents, and there is a high degree of interaction and co-operation between its established families and new residents.

The economics of the parish are typically mixed, with some of the parishioners still working on the land, with arable farming being the dominant activity, but with some sheep, cattle, and equestrian activity. The landowners have all farmed the parish for several, and in one case, many generations. Some of the farm buildings provide the base for local businesses, with a range of activities including electronics, farm machinery sales and blacksmithing, and a number of these businesses employ parish residents. Other parishioners run their own businesses from home or are self-employed. Others commute to work from the parish, though mostly to locations other than London, and some are retired. The Three Horseshoes pub is perhaps the most visible of the parish businesses, and, along with the churches, provides a focal point for the parish. Visitors from further afield would know the parish for its golf course and up-market camping location at West Worldham.



While it is possible to manage with just public transport, most in the parish are dependent on their cars. This is a limited bus service linking the parish with Alton, Bordon and Basingstoke. Alton enjoys a good train service to London, with a journey time of about 75 minutes. The train from London is a popular way for some to access the SDNP at Worldham for a day's walking or cycling.

A number of social activities provide cohesion and structure to the parish community. The annual fete involves many volunteers from across the parish and attracts some 300 visitors on fete day, raising funds for the three churches and village activities. Most years there will be a further parish activity such as a cricket match, BBQ, dining night, or hog roast that are also well supported and enjoyed by residents. The village hall provides the formal focus for village meetings and some other activities, but its small size, and limited parking and amenities mean that the Three Horseshoes pub is often adopted as the informal centre of the parish community, with parishioners frequently gathering on a Friday night to socialise. With no other facilities, the pub is therefore an important focal point for the parish community. Many in the Parish consider it as very important that the building continues in its current role to provide this centre for village life, and planning policy objectives should recognise this.

## 1.4—Other Parish Features

The parish sits within the northernmost edge of the South Downs National Park, at its closest approach to London. It has therefore become to some a gateway into the park. As discussed above, access from London by train is good, providing bus or taxi are used to cover the 3km from Alton station to Worldham, the road being poorly suited to pedestrian and bicycle traffic.

The parish has several amenities that, with the creation of the National Park have, since 2010, become even more popular with visitors. There is an excellent network of footpaths, including the Hangers Way. The paths have good connectivity, with the exception of the route to Alton which is quite indirect, and usually very muddy. Walkers are a common sight in and around the parish, with many travelling into the area by train and road to enjoy the footpath network. Cycling is also increasingly popular, both for casual cyclists, and for organised rallies and races. All the lanes, are popular with cyclists, with some cycling from London or further afield to enjoy the National Park in this area. An up-market commercial camp site of "tent cabins" at West Worldham attracts many families into the area throughout the spring, summer and autumn, and they enjoy the cycling and walking, as well as the many local attractions outside the parish.

Once a year, the Ahmadiyya Muslim community holds a 3-day convention (Jalsa Salana) on their 180 acre farm to the east of East Worldham. Attracting up to 30,000 visitors, the event normally takes place during July, but the date is dependent on Ramadan and can be as late as September. The event is well organised with a park and ride scheme from remote car parks. The event has little



Jalsa Salana in July 2009

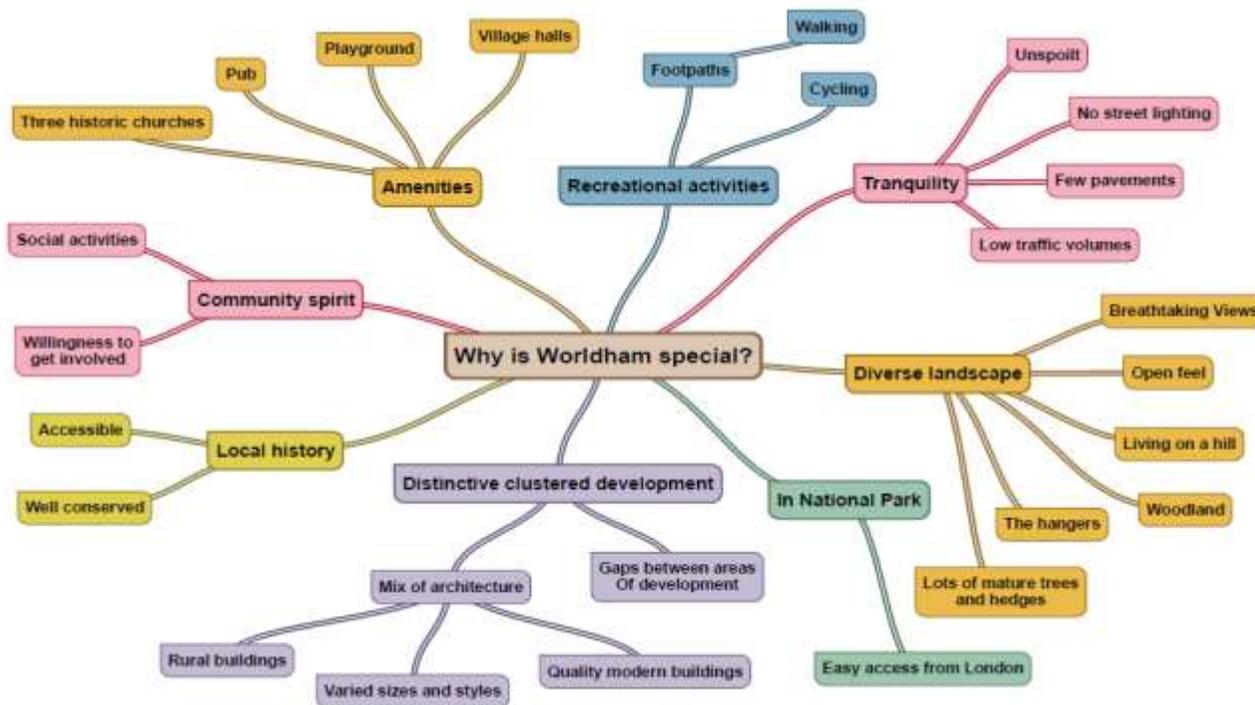
impact on the parish but can lead to an increase in traffic in the surrounding area before, during and after the event.

Worldham sits between two busy roads, the B3004 and B3006. In spite of its narrow and winding nature, the B3004 is a designated heavy vehicle route. For most of the day it is very busy with all types of vehicle including large trucks that are too wide to stay on one side of the road. The high speed of the traffic, general lack of pavements, and frequent accidents mean that the road is always a dominant feature for residents. For an hour or so at each end of the day, the smaller lanes are used as cut-throughs, particularly the north-south route through Wyck

Lane and Blanket Street. This is rarely a problem although the narrow, sunken lanes and frequent farm vehicle movements demand careful driving. The lanes are unsuited to trucks, which become stuck on the narrow corners from time to time. There is significant concern that the proposed eco-town at Bordon would add to the traffic on all the parish roads, some of which are already operating at high capacity for much of the day. Moreover, just to the east of the parish lie several sand pits where silica sand is extracted for horticultural and construction uses. While outside the parish, these mineral extraction sites and processing plant border the parish boundary, and contribute to significant heavy vehicle traffic on the B3004.



## Why is Worldham Special?



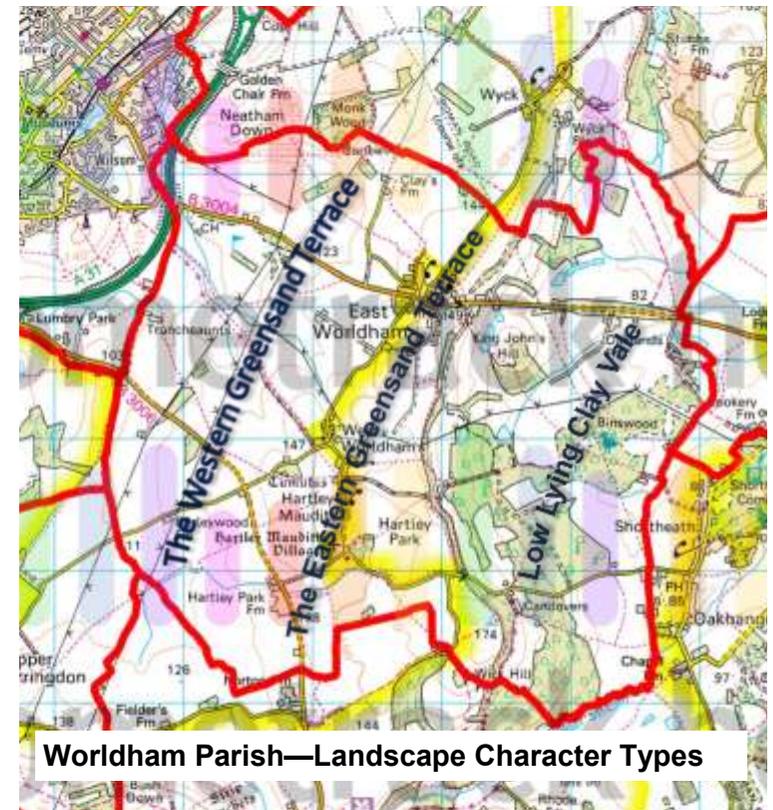
## Section 2—Character of the Landscape Setting

### 2.1 General Overview

Worldham is characterised by the predominantly rural nature of its landscape and settlements. Considerable variety and diversity of landscape form and cover is contained within its parish boundary, much of it reflecting its historical roots of settlements and agriculture from earliest times.

In the sunken roads and lanes which are a predominant feature within the parish there is restricted visibility across the open countryside. Whilst there is little open access land most parts of the countryside can be accessed via the numerous footpaths and bridleways. Away from the busy B3004 and B3006 roads, the area is notable for its sense of tranquillity, and in some places, remoteness. Extensive views across large areas of the landscape, both from within and outside of the parish, make this an area of high visual sensitivity.

The South Downs Integrated Landscape Character Assessment (2011) shows Worldham Parish as falling into three distinct landscape character types, each running roughly in a north-south direction. On the western side of the parish, extending from the A31 Alton Bypass boundary to a line running along the western edges of the villages of East and West Worldham, is an area described as upper greensand terrace, a flat to gently sloping open landform dominated by medium to large fields of pasture and arable agriculture. Immediately adjacent to this greensand terrace lies a further terrace of upper greensand with a prominent escarpment running the length of the parish which falls steeply to the east, largely covered in ancient hanger woodland. Extending further eastwards from the base of the escarpment to the boundaries with the villages of Kingsley and Oakhanger is a flat, low lying 'vale' of mainly pasture farmland and deciduous woodland on gault clay.



## 2.2 The Western Upper Greensand Terrace

The distinctive character of the greensand terrace on the western side of the parish is of an open landscape dominated by medium to large fields with a general absence of woodland and settlement. The open, gently rising character of the landscape allows long views across the arable fields. A scattering of isolated farmsteads occur, set within early enclosures. The Worldham Golf Course, a modern development on former farmland adjacent to the B3004, figures prominently in this part of the landscape. Hedgerows and ditches are common boundary features together with oak hedgerow trees, and poplar shelter belts where hops were formerly grown. A sense of rural tranquillity pervades, broken only by traffic on the busy Selborne Road and Caker's Lane, and the visually intrusive pylons which feature prominently in this open landscape.

## 2.3 The Eastern Upper Greensand Terrace

To the east of the western greensand terrace lies a further upper greensand terrace which, on its eastern edge, gives way to the dramatic escarpment which runs north/south through the whole of the parish, continuing on to Selborne and beyond. This heavily wooded hanger falls steeply to the eastward onto the low lying gault clay beds of the vale below. From various points along the brow of the hanger extensive views across the surrounding countryside can be seen as far as the Surrey Hills. Worldham Hill, which runs through the centre of the village, is probably the feature by which East Worldham is best known to users of the B3004, with its steep gradient and panoramic views across a large swathe of the countryside. Approaching the hill from the east, St Mary's Church with its spire can be seen standing conspicuously on the skyline. Further south, views from the hanger look out over the large white domes of the satellite communication dishes of the MOD station at Oakhanger.

This upper greensand terrace is characterised by sunken lanes where steep banks reveal tree roots and provide exposures of the underlying malmstone bedrock geology. Along the eastern edge of the upper greensand terrace, ancient woodlands of oak, ash, beech and hazel cling to the steep sides of the hanger.



MOD satellite communication domes at Oakhanger



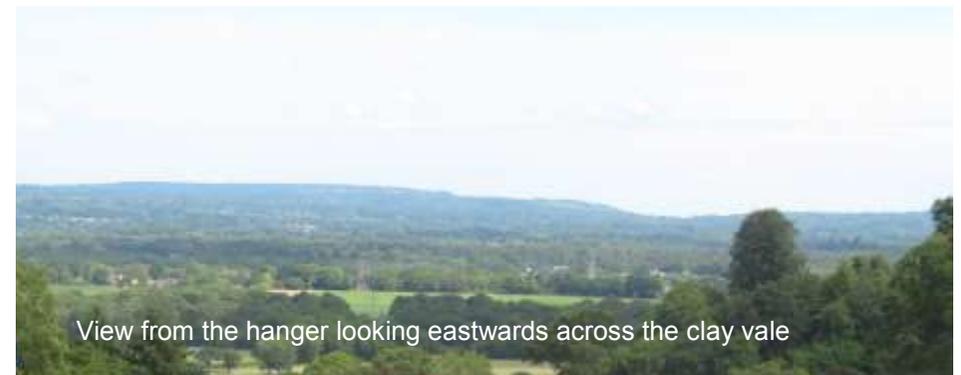
A distinctive topographical feature lying part way down the escarpment immediately below East Worldham is the tree covered King John's Hill, site of an Iron Age fort and the remains of a hunting lodge used by the medieval kings of England, an indication of the continuity of human habitation of the area from earliest times. Lying between the upper escarpment and King John's Hill is a recently planted vineyard and an area of modern man made ponds. More recent man made ponds lie at the foot of the hanger just to the north of the B3004.



St John's Hill looking eastward from the escarpment below East Worldham

## 2.4 Low Lying Clay Vale

Extending eastward from the foot of the hangers to the eastern boundary of the parish and beyond, the landscape gives way to a low lying vale of mixed farmland and scattered blocks of ancient deciduous woodland. Of gently undulating landform, the area has a varying sense of enclosure with open large fields contrasting with areas where blocks of woodland combine with tree-lined field boundaries to give the landscape a rather heavily wooded appearance. This is particularly evident along this section of the B3004 whose name of Green Street testifies to its historical use as a gated 'green' track over former common land. From the bottom of Worldham Hill to the parish boundary with Kingsley, the narrow common land strips on either side of the road are low lying, frequently waterlogged and heavily tree lined.



View from the hanger looking eastwards across the clay vale

Much of the farmland is of unimproved pasture on seasonally waterlogged clay soils. Binswood, a largely wooded ancient common of some 67 hectares and an SSSI, owned and managed by the Woodland Trust, is an important feature within this landscape. Sandwiched between Binswood and the B3004, Oaklands Farm occupies the site of a former deer park which formed part of the Woolmer Forest hunting grounds of the medieval kings of England, and still retains its park like character. Now owned by the Ahmadiyya Muslim Community, the farm is used primarily as a venue for their annual convention. Away from the busy B3004, a sense of remoteness and tranquillity prevails across this area of the landscape.



Ancient woodland at Binswood

## 2.5—Biodiversity and Wildlife

Biodiversity varies across the parish according to the terrain. The large areas of open fields which dominate the western side of the parish contain a limited range of flora and fauna, typical of actively managed agricultural land.

By contrast, the ancient hanger woodland which clothes the eastern face of the chalk escarpment is a habitat of international importance, comprising a range of nationally uncommon woodland types such as yew, beech, lime, ash and wych elm woodland. These hanger woods are particularly important for the assemblages of vascular plants (eg ferns and conifers) and non-vascular plants (mosses, liverwort), and the birds and invertebrates that they support, as well as many ground flora species indicative of ancient woodland. The biodiversity interest of the sunken lanes is also an important aspect of the ecological character of this area. Binswood SSSI, lying at the foot of the escarpment, is particularly important for its invertebrate populations and its rich variety of lichens and fungi.



## 2.6—Watercourses, streams and flooding

The escarpment acts as a watershed, giving rise to a number of small streams on either side which join into Caker stream to the west, and Kingsley stream to the east, flowing on into the respective western and eastern branches of the River Wey which merge at Tilford to the north east.

In the main, due to the elevation of the land, the parish does not experience significant flooding, although a few small areas of localised flooding of roads can sometimes occur due to poor drainage after prolonged heavy rain, in particular along Blanket Street, near its junction with the B3004 and further along towards West Worldham. The low lying land to the east of the escarpment becomes heavily waterlogged in wet weather.



## Planning Guidelines

1. New development should not be visually detrimental to the landscape vistas which are visible from many parts of the parish including developments which alter the natural or traditionally managed rural character of the landscape in areas of high visual sensitivity.
2. The open countryside between the neighbouring settlement areas within the parish, and between the parish and Alton should be preserved and protected from inappropriate development including large scale industrial or commercial development.
3. Native hedging and trees are a distinctive feature of the parish and should be preserved and encouraged in areas of new development, in particular on road frontages.
4. Due regard should be given to the SDNPA's 'dark skies' policy in respect of lighting throughout the parish for both public and private areas, and limited to the minimum necessary for safety/security, including downlighters and timing switches.

## Section 3—Settlement Patterns

The history of the modern civil parish of Worldham is essentially that of several small rural settlements involved almost exclusively in agriculture until recently. During the last 50 years advances in farming practices and declining demand for English hops have led to significant change in Worldham. Now there is little work available on the land, the farms have diversified and many farm buildings have been converted for light industrial or residential use. During the medieval period the village and farms were mostly above the hanger and the land below was largely devoted to hunting.

### 3.1—East Worldham

The village of East Worldham is the main settlement area in Worldham Parish, sitting astride the B3004 which connects Alton and Bordon. The Victorian era was a time of great change in East Worldham. The 12th century church was extensively restored and a new village school was built. In the same period hop kilns were built on most farms. Many farm buildings and cottages were built or renovated. An Institute and Reading Room for the village men was built at the top of Worldham Hill and is still in use as the village hall. The Three Horseshoes Public House which sits alongside the B3004 was licensed in 1834. Many residents live in houses built before 1900. During the 20<sup>th</sup> century there was a gradual increase in housing stock, both owner occupied and tenanted. In recent years there have been some small housing developments within East Worldham, both private and housing association.

Approximately 66% of the population of the parish live in East Worldham or in houses close to the village. Until the late 19th century the main axis of the village ran north-south and it was not until comparatively recent times that the current B3004 route running east west through the village was developed. As a result, only a few houses are sited along this road. There is a series of narrow sunken lanes off the main road with further small pockets of settlement areas. The more highly settled area is along Wyck Lane. Church Lane, leading to East Worldham Church also contains several dwellings with a mix of styles.

### 3.2—West Worldham & Hartley Mauditt

Blanket street leads to the smaller settlement of West Worldham, which is approximately 1km south of East Worldham. There are only a few houses along this rural lane, mostly former farm buildings and cottages. The small hamlet of Hartley Mauditt lies just beyond West Worldham, the two settlements between them comprising just eighteen houses. This settlement area is characterised by dwellings along narrow rural lanes surrounded by open farmland. The main area of settlement lies between West Worldham Church and Hartley Mauditt Church, a distance of about ½ km.



Aerial view of East Worldham



Aerial view of West Worldham



Aerial view of part of Hartley Mauditt

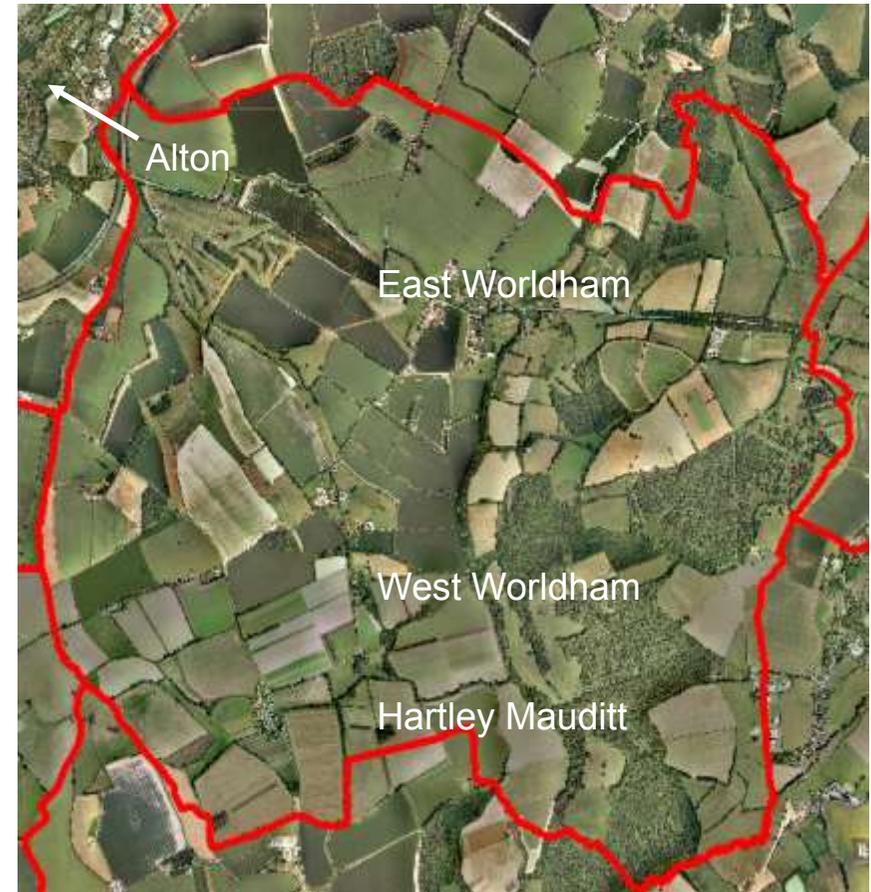
West Worldham originally lay on the direct route south from Alton that went up Windmill Hill and along Water Lane. The opening of the road between Alton and Selborne (now the B3006) in the mid 1800s meant that the traffic by-passed West Worldham. West Worldham remains a small village clustered around the two old farmhouses of Pullens and Manor Farm and has grown little since the record in 1428 when there 'were not ten domicilia tenantes.' Next to Manor Farm House is the small church of St Nicholas where regular services are held.

Further south the small settlement of Hartley Mauditt consists of a few, mainly old, dwellings including the former school house, and the 12th century church of St Leonards. The original site of the medieval village of Hartley Mauditt was centred around the church and Hartley Pond. The church is the only surviving building from that period. Services continue to be held here and the area is designated as a Scheduled Ancient Monument and a Listed Landscape.

There are several outlying farms within the parish boundary. South of West Worldham on the B3006 Selborne road lies Hartley Park Farm. Like other farms in the area, Hartley Park Farm grew hops and was the last farm in the area to do so, having only recently changed to growing lavender. There is now a small industrial estate within the farm compound.

## Planning Guidelines

1. As a general principle, new development should be restricted to existing developed areas of the parish, avoiding greenfield sites and extensions of existing development boundaries. Any exceptions to this principle need to be of exemplar design quality and in harmony with landscape features and setting.
2. New development within existing groupings or clusters of buildings should generally conform to this pattern. Planning policy should support conserving the clustered form and rural character of the villages and maintain the low level of dispersed settlement.



Map of Worldham Parish showing the parish boundary and locations of the three villages

## Section 4—Buildings and Spaces

### 4.1—Context

Buildings and spaces can be described in terms of:

- The character of distinct areas of building types in the village
- The height, scale and density of buildings
- The mixture of sizes, styles and types of buildings
- Hedges, walls and fences
- Distinctive village features, materials and building details

and need to be judged in the context of the distinct character of the parish.

The buildings and spaces are much influenced by the landscape patterns of the parish, the history of how these building types evolved, the particular landscape and road patterns, and the distribution of housing, industry, farming etc.

Many of the houses in the parish date to before 1900. Housing stock gradually increased during the 20th century, including small developments of both private and housing association properties. Some redundant farm buildings have been converted to housing and for industrial purposes. There are now two significant industrial developments within the parish. Under EHDC's 2006 Local Development Plan, East Worldham had a designated settlement policy boundary. West Worldham and Hartley Mauditt are both too small to have designated settlement policy boundaries. (See Appendix 3 for the map of the 2006 LDP settlement policy boundary for East Worldham.)

### 4.2—Historical Development

There are 18 Grade II and 3 Grade II\* listed buildings in Worldham Parish, and at least as many other sites with long histories (See Appendix 4 for a list of the principal listed buildings in the parish). The oldest house may be Old House Farm. Although listed as a 17th century building, it is undoubtedly much older, having been purchased in 1472 by Winchester College and known then as Gurdons.

Sandals, now listed as a row of three 17<sup>th</sup> century cottages, was the site of one of the holdings which was combined with Gurdons. The property has documents dating back to 1255 including one in 1329 that was witnessed by John de Sandale.



Old House Farm East Worldham



Former council houses, now in housing association and private ownership



Sandals

Heather Cottage on Worldham Hill is a picturesque thatched 17th century cottage, no doubt named after William Heather who was assessed as a householder with 3 hearths in the 1665 Hearth Tax returns.

A major renovation of the dilapidated 12th century parish church was undertaken in the 1860s under the new vicar. The chancel was refurbished and the original apse replaced. Plans were also drawn up for the renovation of the roof and nave. A new village school was built on land donated by Lord Sherborne in time for services to be held there during the church's extensive restoration.



Heather Cottage



Worldham Hill

A major improvement was considered for Worldham Hill, a notoriously steep climb up the hanger. In 1892 Mr Hall of Alton, at his own expense, had plans prepared for 'lowering' the gradients of the hill by smoothing out four sections.

The village hall in East Worldham was originally built as an institute for the village men but following the decline in the numbers of farm workers was donated to the village by Mr John Baigent and is now run and maintained by the Parish Council.



East Worldham Village Hall

The Three Horseshoes Public House was licensed in 1834. Henry Newman rebuilt the house fifty years later with the Public Bar alongside the present B3004. The entrance has now been changed and what was once the walled garden has now become the front car park.



The Old School House



St Mary's Church



Jeffries Cottage

In West Worldham, the two old farmhouses of Pullens and Manor Farm are both Grade II listed. Pullens has an inscription of 1652 but has the late medieval features of a hall house. Manor Farm house, thought to be built on medieval foundations, is an 18th century property with a range of traditional and modern farm buildings, farmyard and several former farmworkers' cottages. St Nicholas Church at West Worldham, a simple cell building, underwent very considerable restoration in the late Victorian period.



The Round House—a familiar landmark on the Alton—Selborne Road

Hartley Mauditt is one of the lost villages of England with the small Norman church of St Leonard standing alone by the pond. This is a Scheduled Ancient Monument and Listed Landscape.

A manor house and associated buildings once stood near the church from the early 1600's for nearly 200 years but were demolished in 1780. The Round House, a well known landmark on the B3006 Alton—Selborne road, was probably a lodge to the big house and the only part of the complex still remaining.

There are few remaining houses and almost all are old. Jeffries Cottage is listed as a part timbered 17<sup>th</sup> century cottage. The former rectory and old school date from mid 19<sup>th</sup> century.



Manor Farm House



St Nicholas Church



St Leonards Church



Former farm workers' cottages at West Worldham with recent well matched extension



Modern agricultural building at Manor Farm

### 4.3—The character of distinct areas of buildings

The villages that make up the parish do not have distinct central areas like more traditional local villages such as Selborne and Chawton.

Buildings within Worldham respond more to the distinctive landscape character and historical development that often related to the use of the land or, in the case of Hartley Mauditt, the disappearance of the main buildings.

As such, areas of buildings are less distinct—housing is dotted around the parish and the character and often the size of the dwellings have much to do with their historical tenure and relationship to the historical economic activity of the area. This is seen in old farm workers' cottages, larger landowner dwellings and then in recent times the addition of new dwellings, often in small groups, and the conversion of old cottages and farm buildings into dwellings.

The industrial and commercial buildings are generally centred around farmyard groupings and utilise historic and modern farm buildings of varying scale and style.

The community buildings comprise three historic churches, the village hall in East Worldham, and the Three Horseshoes Pub in East Worldham.

There are groupings of buildings—many of the dwellings group around a small cluster of buildings, whether they are historical groupings, residential conversions within a range of larger agricultural buildings, small developments of new houses, groupings of agricultural barns and sheds for commercial uses, or landmark or larger buildings set within in their own space (such as churches or the larger houses and farm houses).



Conversion of former agricultural store in West Worldham



Grouping of traditional farm buildings in East Worldham



A modern conversion of old barns and oast houses in East Worldham. The development retains its traditional orthogonal layout.

The groupings of housing generally follow traditional orthogonal patterns, with the linking of spaces with walls, roofs and other architectural devices and centred around courtyards. There are two exceptions to this pattern, both in East Worldham, that follow a more suburban pattern of development, positioning dwellings in an arbitrary layout, that in both instances follow an arc shape. They are Old House Gardens, typified by an uncharacteristic style of house grouped around a large open space, and the old Airey House local authority housing which are similarly arranged in an arc, although the centre of the arc in this instance is at the rear of the houses. Other recent developments, which include conversions, and new developments, follow a more orthogonal courtyard arrangement, whether generated by the agricultural conversions that they occupy or well planned development forms.

## 4.4—The Height, Scale and Density of Buildings

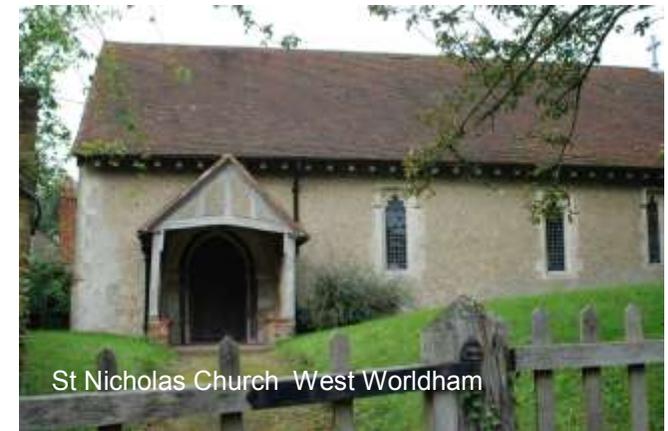
The heights of buildings generally follow a basic two storey arrangement for dwellings and a similar height and scale for the non-residential buildings. One of the exceptions to this pattern is St Mary's church in East Worldham, which is a large built form with a steeply pitched roof and a prominent white painted timber Victorian tower (the churches at West Worldham and Hartley Mauditt are much less dominant and follow a more domestic scale.). Other predominant exceptions are the scattered oast house towers which are now incorporated into residential conversions. Some of the agricultural buildings, particularly the modern barns, have a contrasting scale and form which are a result of their function, including the large spans required by their function. These, however, still follow the traditional groupings around the farmyard spaces but follow a more industrial/agricultural aesthetic.

The scale of the buildings generally follows a traditional pattern, with eaves lines that follow traditional heights of between 4m and 4.75m and which generally are lower than those of standard modern developer houses, traditional span roofs of about 6 to 6.5m at traditional pitches of between 35 and 45 degrees. Many of the more traditional and well designed modern buildings adopt lower eaves lines to maintain this scale. The larger residential buildings also follow this pattern of scale using various architectural devices to achieve this effect, including multi-pitched roofs with valleys and cat slide roofs over single storey outshoots, Few roof pitches exceed 45°, although there are exceptions, particularly the church and the steeply pitched oast towers.

The density varies, particularly around the larger buildings which often sit within more extensive grounds, but generally the clusterings within the settlements follow a quite dense pattern of built form and spaces.



St Mary's Church East Worldham



St Nicholas Church West Worldham



Converted agricultural buildings

## 4.5—The Mix of Sizes, Styles and Types of Buildings

There is a mixture of sizes of buildings within the settlements and these generally fall into the following categories:

- Farmyards with large agricultural buildings surrounding them—the older forms of agricultural buildings, barns and oasts have been generally converted either to dwellings or commercial uses, the more modern large barns still provide an agricultural or quasi agricultural use. The modern versions of barns are much larger single span structures often with cladding to the walls and sheet materials to the roofs, which is a different form from that of traditional buildings. There is a series of curved roof barns at East Worldham, which have a contrasting character to other such buildings.
- Larger buildings set within a space, such as large houses, churches etc. or conversions of larger traditional farm buildings into residential units.
- Groupings of traditional buildings, such as terraces of small cottages, groups of cottages.
- Courtyard forms of development, generally more recent developments that bring together traditional scale of forms to provide a grouping of buildings.
- Single houses of all sizes set within individual plots.
- Small housing developments that do not follow traditional groupings of buildings and are more suburban in nature.

There is no predominant style of building, there being a range of different building types.

The churches are based on 13th century roots, and are simple country churches with single nave forms and porches, two with small timber towers. Their materials are predominately stone walls with dressings (although historically much of this would have been rendered or limewashed) or rendered walls, with lancet windows, pitched plain tiled roofs with exposed timber rafter ends and cast iron gutters. The forms are simply detailed.

The farm buildings comprise groupings of barns, usually around a farmyard with a large farmhouse at the centre, and series of orthogonally grouped barns—the old ones being a smaller scale to the modern commercial barns.



The farmhouses comprise a mixture of traditional architectural styles. These areas are usually a strong grouping and some of these have been converted to alternative residential or commercial uses.

The non-domestic buildings are limited to the Three Horseshoes Pub and the village hall. The Three Horseshoes is a traditional stone faced and slate roofed building rather awkwardly located against the busy road that bisects East Worldham at its junction with Blanket Street. The village hall is a simple single storey brick building with pitched roof set conspicuously on a bank, also alongside the main road. These two buildings are probably the most visible presence of the village for those driving along the B3004. An old forge, adjacent to the Three Horseshoes, has been converted to a residential dwelling.

The residential buildings are in a range of forms and architectural styles, about half of them being built in the 20th and 21st centuries. There is no predominant local style, with a variety of buildings using a variety of materials. The historical style is of simple forms, with a combination of materials that include facing brick, clunch or malmstone with brick quoins, render and some tile hanging and timber cladding, under generally simple planar gabled roofs, some with hipped or half hipped ends. The roof materials are either plain tile or slate and the edge details are generally simple exposed rafter ends. There are a few thatched buildings, but this roofing material is not a predominant type. Windows vary, but are generally simple timber windows with flush sashes, but many of these have been replaced in the history of the building and include steel framed windows from the mid 20th century, replacement timber and in some cases UPVC.

Larger more important houses may have a 'higher' architectural form to them, a couple using simple Georgian frontages, and there are a number of Victorian houses using the typical details of boxed sash windows in brickwork walls. The 20th century buildings have a more diverse style, and include conversion of farm buildings and oast houses into dwellings. Styles range from a few contemporary houses, through



The Old Forge Cottage



East Worldham House—former Georgian Rectory



East Worldham Village Hall

standard 'developer' and 'builder' type houses, some of which are in conflicting styles with the traditional built forms. Although the wall materials are predominately brick and render, some of the brick colours are at variance with the typical orangey red of the area. The roofs are generally pitched, some have lower pitch roofs using untypical concrete interlocking tiles, and generally, for some of the houses of this period the roof edge details are heavy with white painted boxed eaves and gable barge boards. Some have forms that are at variance with the local character. Some of the 20th century houses suffer from the effect of trying to complicate the forms too much, including roof forms which are not typical of the simple forms of traditional buildings and, to some eyes, too much detail in the elevations and palette of materials, and the predominance of boxy eaves and roof edges.

## 4.6 Hedges, walls and fences

The overall impression of the settlements is of very little development, being obscured behind trees, hedges and general landscape features. The resulting effect is of very little 'street scene' or built form fronting streets or village centres.



The main road through the centre of East Worldham. Despite the sign, the impression is of rural tranquillity and minimal development

The developed areas that form the settlements do not follow a typical village typology. There is no consistent street frontage, the buildings and spaces around them are generally set behind and within landscape features predominated by trees and natural hedges, banks and changes in level.

In some cases spaces are formed by the built forms of buildings, outbuildings, garden walls, fences and hedges. Some of these are quite formal and there are a number of walled gardens. Walls are generally in brick or clunch with brick or stone detailing, and some a combination of brick plinth with timber fencing. Areas of paddock land bounded by hedges or post and rail fencing can also be seen.

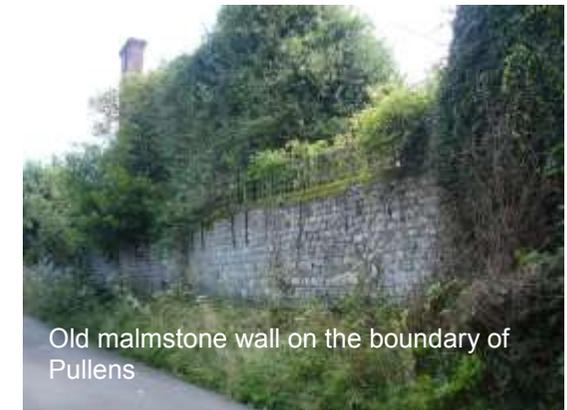
The accompanying pictures show typical examples of hedges, walls and fencing (not always maintained to a good standard), in many cases on raised banks, and which are characteristic of the parish and contribute to its rural character and distinctiveness.



Traditional malmstone wall and beech hedging with contrasting wooden fence



Typical combination of brick topped by timber fencing



Old malmstone wall on the boundary of Pullens



Old established hedging alongside former farmworkers' cottages



A modern development of barn conversions bounded by traditional beech hedging

## 4.7 Distinctive village features, materials and building details

The distinctive feature of the built form of the settlements is that they do not follow a typical village pattern. As mentioned previously, the buildings are generally hidden within landscape features, but also are arranged in quite formal groupings of buildings, often generated by the original agricultural uses and subsequent conversion and redevelopment that follows these patterns. There are exceptions to these patterns.

There are a few distinctive buildings—the churches and a few large houses of historic interest, and a number of agricultural buildings. There are also a number of the distinctive oast house forms, consistent with the hop growing history of the settlements, most of which have now been converted to residences.

Materials represented come traditionally from the locally available palette—orangey red brick, clunch and malmstone, render and limewash, orangey red clay tiles, timber and timber boarding. There are also examples of slate roofs

and thatch. More modern buildings have utilised a wider range of ‘imported’ materials, less representative of the traditional mix of local materials, such as different coloured bricks, concrete tiles, painted timbers and manufactured components. There are a number of modern forms of agricultural buildings constructed from sheet materials.

The traditional building details follow the simple Hampshire tradition of planar roofs over simple planar forms, with uncomplicated and simple detailing, with exposed rafters to eaves, ‘thin’ edge details and a general simple proportion that avoids over scaled elements of structure. The more modern developments in some instances have moved away from these principles and have introduced materials and forms that are less refined and more fussy, and forms that do not maintain the traditional very simple patterns of development. There are some new developments that respect and interpret the traditional forms in a more contemporary way.



A traditional farm building of typical vernacular form and materials



A conversion of former oast houses



Parish Cottages on Worldham Hill. A modern renovation of Victorian cottages



An oast house conversion in traditional vernacular materials



An attractive renovated cottage which has retained its simple form and character

## Planning Guidelines

1. In order to preserve the open character of the village and minimise the impact on biodiversity, building of houses in existing gardens should be allowed only where generous standards of separation can be met.
2. New development within existing groupings or clusters of buildings should generally conform to this pattern. Planning policy should support conserving the clustered form and rural character of the villages and maintain the low level of dispersed settlement.
3. A mix of house sizes is desirable, including smaller houses, to maintain the existing diversity of population in the parish. This is particularly important in Worldham Parish where future development is likely to occur through small scale, incremental development resulting in developers' preferences for larger houses.
4. Design of new houses should include provision of adequate and good quality parking with suitable access and space for turning and without the need to reverse onto lanes and highways. Layout of parking arrangements should be sensitive to views and environment of adjacent properties, including suitable screening and, where practicable, the use of car ports.
5. In the event of larger sites becoming available, they should not be taken as opportunities for overly dense, prominent suburban or urban development. In particular, they should be sustainable within our small communities and not put pressure on existing facilities and infrastructure. Developments should reflect diversity of design rather than developers' standard formats..
6. Design, layout and spacing of new houses should be sympathetic to the rural setting of the parish, avoiding development more suited to suburban or urban environments. In particular, they should be appropriate and sympathetic to their setting in terms of scale, height, massing and density, and relationship to adjoining buildings and landscape features. This allows scope for a range of different designs, including traditional/vernacular styles and buildings which are innovative and imaginative in concept, provided always that they are well designed and blend comfortably with their setting and context.
7. Layout and design of new development should contribute to local distinctiveness, achieving high standards of finish and design and making a positive contribution to the overall appearance and character of built development within the parish.
8. Due to the absence of mains drainage in the parish, particular regard should be given to the design and suitability of proposed sewerage and drainage systems on new developments.

## Section 5—Streets and Lanes

### 5.1 Roads

The parish is traversed by two busy main roads, the B3004 and B3006, and a small number of country lanes. All roads are surfaced in tarmac, and the state of repair is reasonable as far as the lanes are concerned, and generally poor for the B roads.

A characteristic of the Parish is its mainly single-track lanes with passing places, sometimes deeply sunken below field level after centuries of use. The lanes, and indeed the B roads, are bordered on the whole by mixed hedgerows and trees. Oak, ash, sycamore, hawthorn, bramble, poplar and holly are typical of the species found along road edges. In places, specimen trees such as flowering cherry have been planted along some of the road edges. In summer, the steep banks of the lanes become covered in lush growth, and overhanging trees make for a deeply shaded environment. Outside the villages, such fences as exist are normally post and barbed wire, and deeply hidden within the hedges. In the villages, as well as the usual mix of fencing and walls to be found anywhere, there are, in a few places, walls and retaining walls made of the local malmstone, which add to the character of the village roads.

While there are weight restrictions on some of the lanes, these are largely ignored, and heavy vehicles and farm machinery tend to mount the road edges, causing bank damage and spreading mud across the lanes. Similarly, the 30mph speed limit through East Worldham is often ignored, and this together with the large number of goods vehicles using the B3004, means that the road tends to dominate the village. To address safety concerns, residents have introduced a community speedwatch scheme, with the support of Hampshire Constabulary

The only pavements in the parish are in East Worldham, and even here they extend only partly along the B3004 as it passes through the village. Vehicle speed, and some junctions and bends with poor sight-lines increase risk to those walking, cycling, and driving within the parish.



## 5.2 Street Furniture

There is a limited amount of street furniture in the parish, comprising mainly road signs. There is no street lighting in the villages, and the questionnaire that fed into the Worldham Parish Plan 2010 indicated that 77% of Parish respondents did not want it. There is perhaps some scope for reducing the number of road signs in the parish, but for the most part those that exist fulfil important safety functions. However, the introduction of “Shared space” solution in village centres may enable the removal of more signs and road markings.

Electrical power is distributed mainly by overhead poles. The visual impact of these wooden poles was greatly reduced in 2009 when the uninsulated, 3-phase conductors were replaced by a single, stranded, insulated cable. Poles now carry just this cable and usually a telephone/ data line. Visual impact could be reduced further by burying the power and phone cables (some phone cables have been buried in the last few years). However, further cables should not be added to them, and electricity and data supplies to new developments should be buried so as not to increase the number of poles in the three villages.

## 5.3 Parking

Most dwellings in the Parish have their own, off-road parking. This is important as most residents depend on motor vehicles for travel to employment, amenities, schools, and Alton railway station. The 2011 census indicated that there were 280 vehicles in the parish, which is 1.8 vehicles per dwelling. There is very limited public parking in the village. East Worldham village hall has a lay-by adjacent to the B3004 that accommodates a few cars and is often used by visitors to the network of footpaths. A parking area by St Mary’s church accommodates rather more cars, but some of these spaces are used regularly by nearby residents without their own parking. There is a very small lay-by along Wyck Lane in which all the spaces are nearly permanently occupied. There is no similar public parking in the Parish outside East Worldham. The Worldham Parish Plan 2010 questionnaire indicated that some 50% of respondents thought there was a need for further parking.

The shortage of parking most often manifests itself during village events such as the fete or cricket matches, and during weddings or funerals at St Mary’s Church. At these times, private landowners will make parking



space available on their land when possible.

The clustered nature of development in the village together with the broad views tends to mean that cars in the open are conspicuous from many view points. New development should provide for car ports and other means to reduce the visual impact of parked cars in the parish.



## Planning Guidelines

1. On new developments, cabling for utilities should be placed underground.
2. Repairs or changes to roads, lanes and footpaths should maintain the character of sunken lanes and the rural nature of the parish, avoiding urbanisation resulting from installation of inappropriate surfaces, kerbs and street furniture.
3. Design of new houses should include provision of adequate and good quality parking with suitable access and space for turning and without the need to reverse onto lanes and highways. Layout of parking arrangements should be sensitive to views and environment of adjacent properties, including suitable screening and, where practicable, the use of car ports.
4. Due regard should be given to the SDNPA's 'dark skies' policy in respect of lighting throughout the parish for both public and private areas, and limited to the minimum necessary for safety/security, including downlighters and timing switches.

## Appendix 1—Summary of Planning Guidelines

1. New development should not be visually detrimental to the landscape vistas which are visible from many parts of the parish including developments which alter the natural or traditionally managed rural character of the landscape in areas of high visual sensitivity.
2. The open countryside between the neighbouring settlement areas within the parish, and between the parish and Alton should be preserved and protected from inappropriate development including large scale industrial or commercial development.
3. As a general principle, new development should be restricted to existing developed areas of the parish, avoiding greenfield sites and extensions of existing development boundaries. Any exceptions to this principle need to be of exemplar design quality and in harmony with landscape features and setting.
4. New development within existing groupings or clusters of buildings should generally conform to this established pattern. Planning policy should support conserving the clustered form and rural character of the villages and discourage dispersed settlement.
5. In order to preserve the open character of the village and minimise the impact on biodiversity, building of houses in existing gardens should be allowed only where generous standards of separation can be met.
6. A mix of house sizes is desirable, including smaller houses, to maintain the existing diversity of population in the parish. This is particularly important in Worldham Parish where future development is likely to occur through small scale, incremental development resulting in developers' preferences for larger houses.
7. Design of new houses should include provision of adequate and good quality parking with suitable access and space for turning and without the need to reverse onto lanes and highways. Layout of parking arrangements should be sensitive to views and environment of adjacent properties, including suitable screening and, where practicable, the use of car ports.
8. In the event of larger sites becoming available, they should not be taken as opportunities for overly dense, prominent suburban or urban development. In particular, they should be sustainable within our small communities and not put pressure on existing facilities and infrastructure. Developments should reflect diversity of design rather than developers' standard formats.
9. Design, layout and spacing of new houses should be sympathetic to the rural setting of the parish, avoiding development more suited to suburban or urban environments. In particular, they should be appropriate and sympathetic to their setting in terms of scale, height, massing and density, and relationship to adjoining buildings and landscape features. This allows scope for a range of different designs, including traditional/vernacular styles and buildings which are innovative and imaginative in concept, provided always that they are well designed and blend comfortably with their setting and context.
10. Layout and design of new development should contribute to local distinctiveness, achieving high standards of finish and design and making a positive contribution to the overall appearance and character of built development within the parish.
11. Native hedging and trees are a distinctive feature of the parish and should be preserved and encouraged in areas of new development, in particular on road frontages.
12. Due to the absence of mains drainage in the parish, particular regard should be given to the design and suitability of proposed sewerage and drainage systems on new developments.
13. On new developments, cabling for utilities should be placed underground.
14. Repairs or changes to roads, lanes and footpaths should maintain the character of sunken lanes and the rural nature of the parish, avoiding urbanisation resulting from installation of inappropriate surfaces, kerbs and street furniture.

## Appendix 1—Summary of Planning Guidelines (cont)

15. Due regard should be given to the SDNPA's 'dark skies' policy in respect of lighting throughout the parish for both public and private areas, and limited to the minimum necessary for safety/security, including downlighters and timing switches.

## Appendix 2—Statistics and Demographic Information

### Population as at 2011 Census

Age Bands of Worldham Parish Residents					
0-10	11-18	19-30	31-59	60-79	80+
37	35	20	159	85	18

Number of Households in Worldham Parish				
Total number of households is 154 plus 2 being built and 1 wooden temporary building				
East Worldham	West Worldham	Hartley Mauditt	B3006 area	Total
111	17	13	15	156

Types of Dwellings in Worldham Parish							
	Detached	Semi-detached	Terraced	Bungalow	Flat	Other	Total
East Worldham	45	28	27	10	1		111
West Worldham	8	4	4	1			17
Hartley Mauditt	9	2		1		1	13
B3006 area	5	10					15
Total							156

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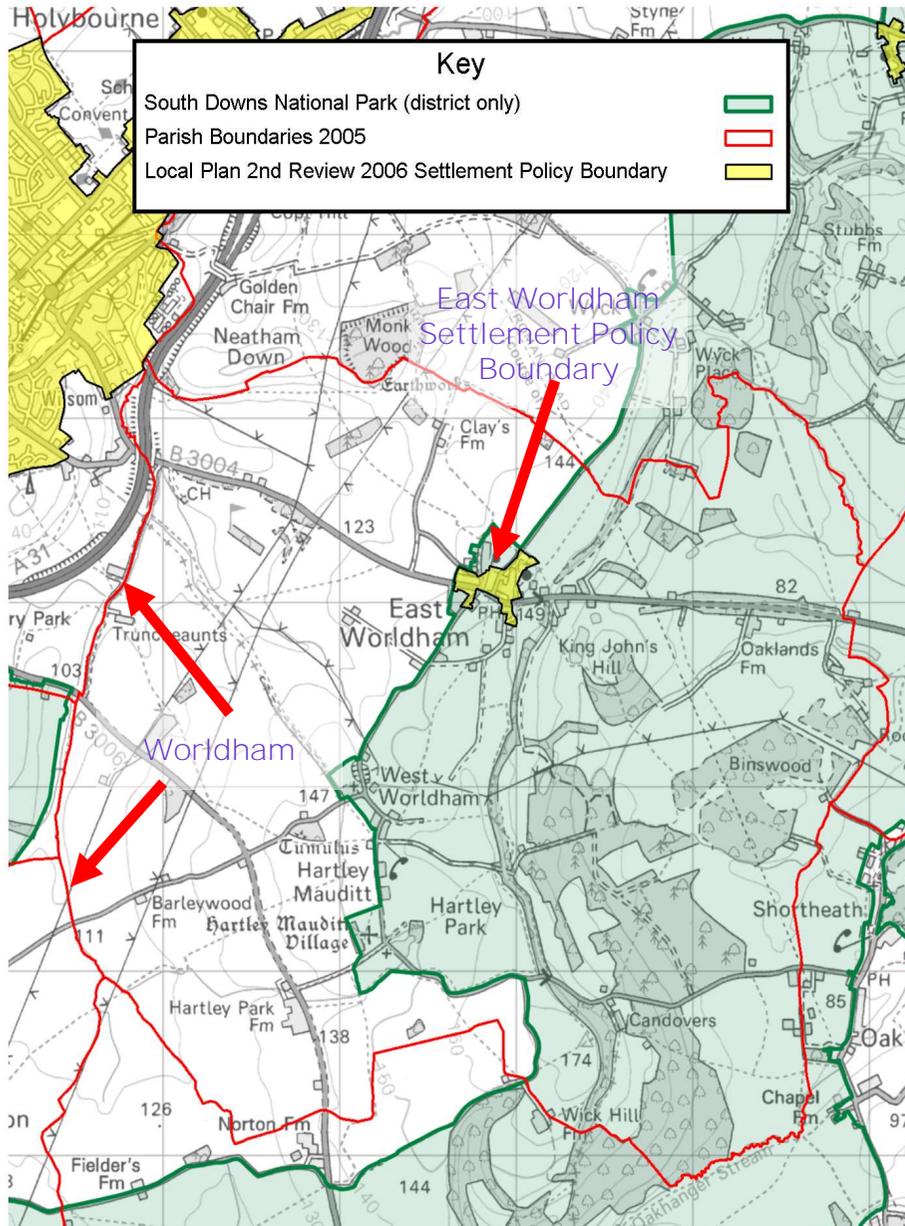
## Appendix 2—Statistics and Demographic Information (cont)

Tenure of Dwellings in Worldham Parish					
Owner Occupied	Privately Rented	Housing Association/Local Authority	Provided with employment	Other	Unoccupied
105	29	11	11	0	0

Council Tax Bands of Dwellings in Worldham Parish								
A	B	C	D	E	F	G	H	Total
11	3	27	20	17	19	48	11	<b>156</b>

Age of Dwellings in Worldham Parish					
	East Worldham	West Worldham	Hartley Mauditt	B3006 area	Total
Pre 1900	54	12	7	3	<b>76</b>
1901-1950	17		1	4	<b>22</b>
1951-2000	24	3	3	8	<b>38</b>
Post 2000	16	2	2		<b>20</b>
<b>Total</b>	<b>111</b>	<b>17</b>	<b>13</b>	<b>15</b>	<b>156</b>

## Appendix 3—Worldham Settlement Policy Boundary



### Settlement Policy

Settlement policy boundaries are a policy tool to delineate in plan form coherent and established built up areas within which further development, will, in principle, be permitted. Generally, settlement boundaries define where open market housing will be allowed provided that the development is in keeping with the form and character of the area and can be appropriately accessed and serviced. By defining settlement boundaries, the areas outside of the boundary are recognised for the purposes of planning policy as countryside where new development will be strictly controlled. Within the Parish of Worldham, only the village of East Worldham has had a designated settlement policy boundary under EHDC's 2006 Local Development Plan, which falls wholly within the later designated South Downs National Park.



## Appendix 4—Principal Listed Buildings in Worldham Parish

Property	List entry no.	Grade Listing	Description
The Old Forge	1094505	II	House, formerly 2 cottages. C17, C18.
Clay's Farmhouse	1094506	II	House. Late C18, with wings of the late C19 and late C20.
Heather Cottage	1094508	II	Cottage. C17, with C20 rear wing.
Church of St Leonard	1094509	II*	Hartley Mauditt Parish church. Early and late C12, c1300 and late C19.
Church of St Nicholas	1094510	II	Parish church. C12, C13, with much restoration of 1888.
Stable block 20 metres south of Pullens	1094511	II	GV II Stables, now a store. C18.
Sandals Cottages	1094512	II	Row of cottages. C17 range.
Coach House 5m north of East Worldham House	1175123	II	Coachhouse and stables, now garage and workshop. Early C19.
Old House Farmhouse	1175182	II	Farmhouse. C17, early and late C19.
Manor Farmhouse	1175201	II	House. Early C18, with mid C19 alterations.
Barn 5m south west of Pullens	1295407	II	Barn. C18. 5-bay timber framed.
Jeffries Cottages	1295452	II	House, formerly 3. C17, extended C18, with C20 restoration.
The Round House	1351154	II	House, former toll-house. Late C18, early C19, and late C20.
Church of St Mary	1351156	II*	East Worldham Parish church. C13, with substantial restoration of 1865.
East Worldham House	1351157	II	House. Late C18, early C19.
Hartley Mauditt House	1351158	II*	House, former rectory.
Pullens	1351159	II	House. C16, C17, c1900, with C20 restoration and extensions.
3 Candovers Long Candovers	1175129	II	Two dwellings. C16, C17, and late C18, with minor C19 and C20 alterations and additions.
Barn at Long Candovers	1096921	II	Barn. Early C18 with C19 outshuts to south east and south west.
Truncheaunts	1094504	II	House. Late C18, with wings of the late C19 and late C20.
Hartley Park Farmhouse	1094503	II	Farmhouse. Mid and late C18.

**The overriding principle at the heart of the NPPF is the ‘achievement of sustainable development’. Sustainable Development is defined by the United Nations General Assembly as: ‘Meeting the needs of the present without compromising the ability of future generations to meet their own needs’.**

The following are extracts from the NPPF which are particularly relevant to the Design Guidelines contained in this VDS.

### Achieving Sustainable Development

*(Para 8)* Well-designed buildings and places can improve the lives of people and communities.

### Core Planning Principles

*Extract of relevant points from the 12 Core Planning Principles (para 17):*  
Planning should:

- not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives;
- ...empower local people to shape their surroundings;
- always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;
- take account of the different roles and character of different areas, ..... recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it;
- contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value.....
- conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.

### Section 6: Delivering a Wide Choice of High Quality Homes

*(Para 50)* Plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes);

### Section 7: Requiring Good Design

*(Para 56)* The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

*(Para 58)* Planning policies and decisions should aim to ensure that developments:

- will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;
- respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;
- Development should be visually attractive as a result of good architecture and appropriate landscaping.

*(Para 59)* Design policies should avoid unnecessary prescription or detail and should concentrate on guiding the overall scale, density, massing, height, landscape, layout, materials and access of new development in relation to neighbouring buildings and the local area more generally.

Cont/

## Appendix 5—Planning Policy Framework—Summary of Relevant Points (cont)

/cont

*(Para 60)* Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness.

*(Para 61)* Although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.

*(Para 64)* Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

*(Para 66)* Applicants will be expected to work closely with those directly affected by their proposals to evolve designs that take account of the views of the community.

*(Para 115)* Great weight should be given to conserving landscape and scenic beauty in National Parks, .....which have the highest status of protection in relation to landscape and scenic beauty. The conservation of wildlife and cultural heritage are important considerations and should be given great weight .....in National Parks.

*(Para 126)* Local planning authorities should take into account..... the desirability of new development making a positive contribution to local character and distinctiveness.

## Appendix 6—References, Credits & Acknowledgements

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Acknowledgement is made for references and extracts from Land Use Consultant's 'East Hampshire Landscape Character Assessment Final Report July 2006' prepared for East Hampshire District Council and Hampshire County Council.

Village data has been derived from the 2011 census and EHDC online map with overlays.

The Planning Guidelines in this document were developed through consultations with parishioners, including a parish wide opinion survey. The following is a summary of the main public consultation and presentation events.

<b>Date</b>	<b>Event</b>	<b>Outcome</b>
15/07/12	Display at village fete	Parish made aware of VDS project
April 2013	Notice in Parish Magazine	Parish made aware of VDS project
01/05/13	Parish VDS presentation and consultation event	Community engagement and information to frame questionnaire
22/06/13	Questionnaire to all parish households	47% response rate. Responses used to inform design guidelines
14/07/13	Display at village fete attended by District Councillor for presentation of EHDC grant funding cheque. Reported in local press.	Increased local awareness
28/08/13	Presentation on questionnaire outcome	Awareness of likely direction of VDS
Various throughout project	Regular updates on progress at monthly Parish Council Meetings and Annual Parish Meetings, with reports in Parish Magazine	Parish Council and parishioners kept informed of progress
•	Consultation on draft version with Parish Council, EHDC, and SDNPA	Adoption and publication of final version of the VDS

The Parish Council is grateful to the Village Design Statement project team for managing the project and creating this document.

The VDS project team is grateful to SDNPA and EHDC for their help, advice and input throughout the project, particularly Richard Dollamore (Design Officer, SDNPA),

The costs of the project were met by grants from EHDC's Community Forum fund and Worldham Parish Council,

## Appendix 7—Survey Results

This table shows the summarised results of a survey of all households in the parish carried out in June 2013. Responses were received from 47% of households. The percentages shown are based on the number of responses received.

	Agree	Disagree
<b>1. Development</b>		
1.1 Further development within the parish is inevitable	76%	20%
1.2 New development within the parish is desirable provided it is done in a controlled and sustainable way	77%	14%
1.3 Infill, utilising land between houses, should be encouraged as preferential to building on greenfield sites or extending boundaries of existing development	66%	27%
1.4 Building new dwellings in gardens should be restricted to preserve biodiversity and the open aspects of the village	80%	14%
1.5 Preference should be given to development of smaller houses, including affordable housing and houses suitable for retirement	62%	31%
1.6 Due to limited public parking spaces in the parish, new development should include adequate provision for parking	96%	1%
<b>2. Design</b>		
2.1 There is no overriding distinctive character of buildings within the parish. New development need not therefore attempt to conform to any particular characteristic style providing it incorporates 'good' design principles	66%	27%
2.2 There are distinctive patterns of layout within existing groupings or 'clusters' of buildings across the parish. New developments should reflect these patterns	70%	24%
2.3 New development should be appropriate and sympathetic to its setting in terms of scale, height, massing and density, and relationship to adjoining buildings and landscape features	96%	1%
2.4 Design, layout and spacing of new houses should be sympathetic to the rural setting of the parish, avoiding development more suited to urban environments	96%	1%
2.5 New development should make a positive contribution to the overall appearance of the area including using good quality materials, seeking a high standard of finish and exemplary standards of design and architecture that respect the character of the parish	94%	0%
2.6 Well designed buildings that are innovative and imaginative in design are desirable as part of a range of different designs	66%	29%
2.7 Layout and design of development should contribute to local distinctiveness and sense of place	92%	1%
<b>3. Landscape</b>		
3.1 There is a variety of landscape forms within the parish. Extensive views across largely undeveloped countryside can be seen from many points within the parish. Future developments should not be visually detrimental to these landscape vistas	96%	1%
3.2 Native hedging and trees are a distinctive feature of the parish. These must be preserved in areas affected by new development	93%	4%