

**make**

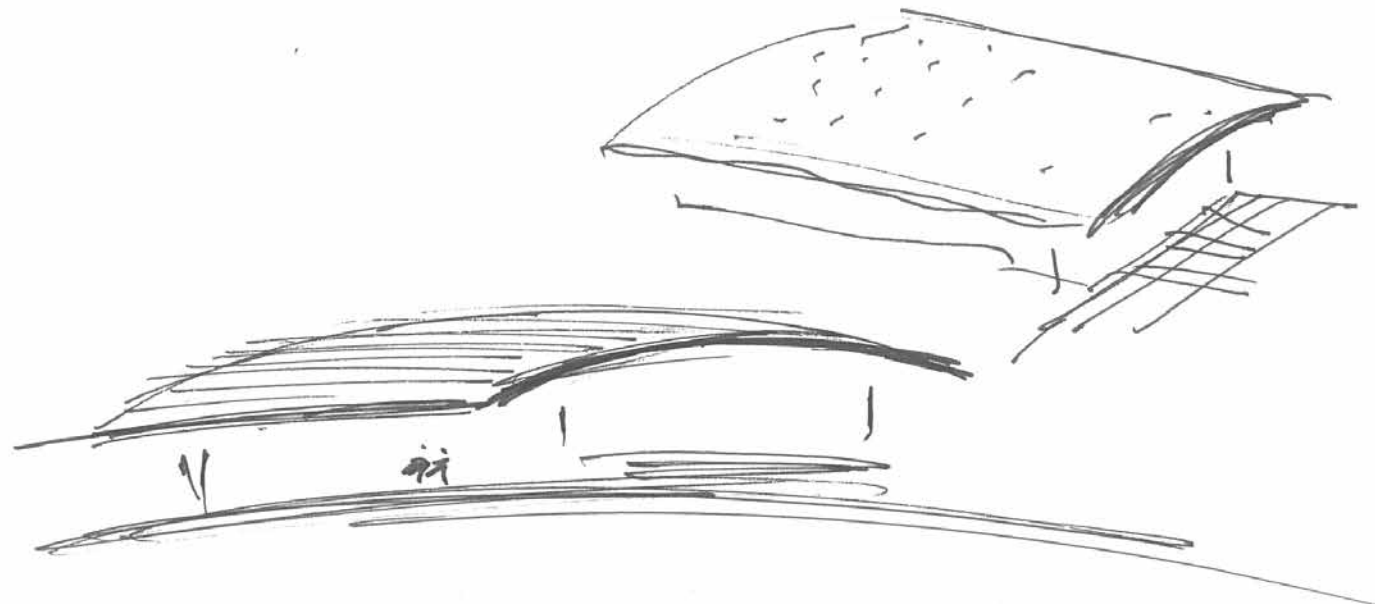


# Cherhill New Village Hall

## Community Right to Build Order

**Date**  
18 December 2018

**Revision Number**  
2





*Illustrative view: main hall looking towards eastern exterior terrace*

# Executive summary

For some years Cherhill Village Hall aspired to having a new hall that would better meet the needs of a growing community and solve the capacity, facility and parking restrictions of the current hall. The project made little progress due to the lack of availability of suitable sites but this changed in 2014 thanks to the very generous offer of the gift of a piece of land in Park Lane by the Ainslie family.

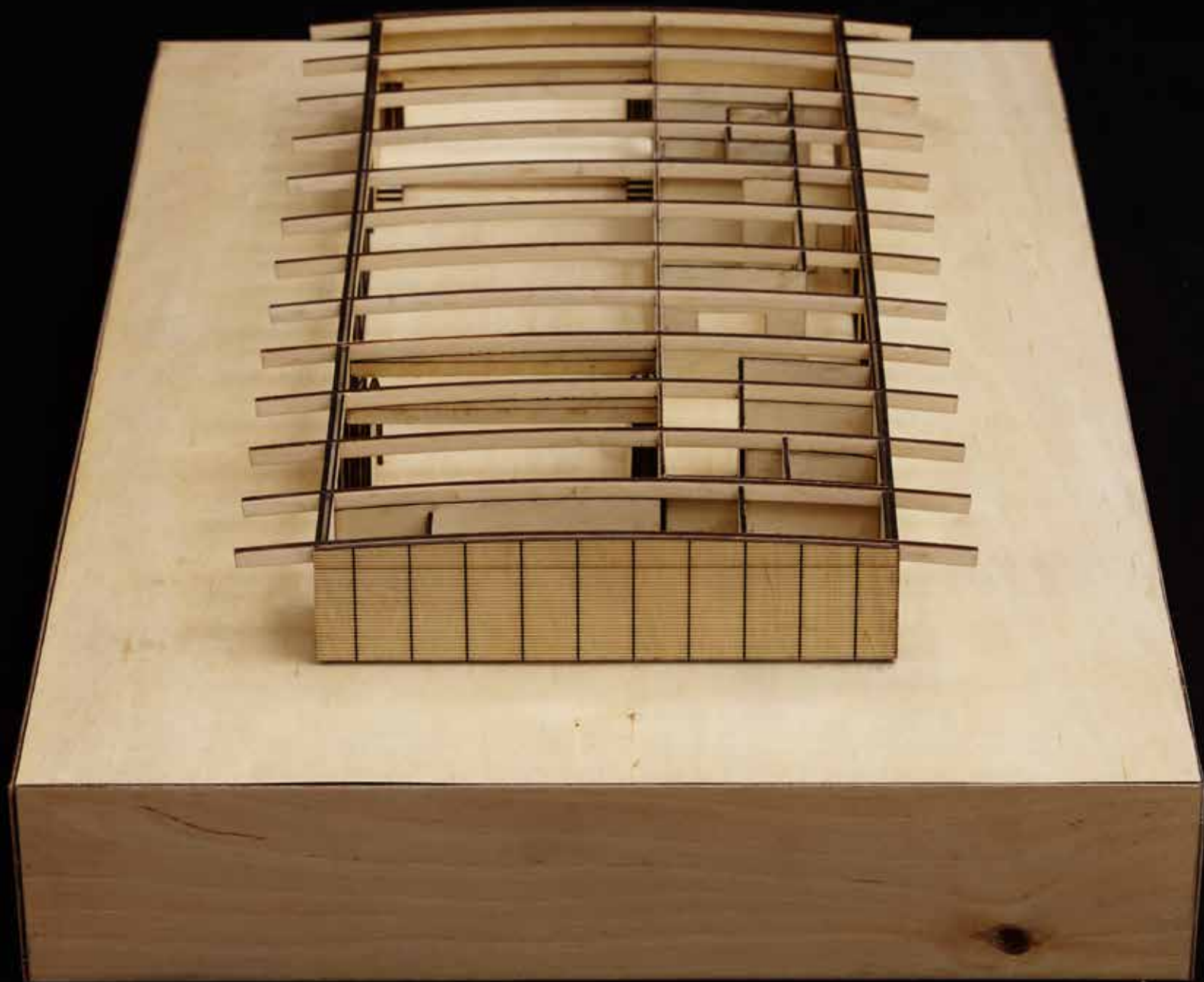
A project team was formed and it was decided to use the Community Right to Build Order process, in part to ensure that every eligible resident in the village could have their say in the project through referendum and also to take advantage of government grants for such projects.

With community involvement a design brief was produced and through a design competition and further community feedback a scheme and firm of architects was chosen.

Further support from a range of consultants and specialists has enabled the project to progress to the development of this document which describes the essential features of the proposed new hall and its site. Based on this the project team is seeking the support of the village in voting for the project in a referendum. This will give the project team permission to build and enable us to progress to the next stage of fund raising.

## Project team

Client	Cherhill Village Hall Trustees
Architect	Make Ltd
Planning Consultant	LPC (Trull) Ltd
Heritage Consultant	JME Conservation Ltd
Ecology Consultant	The Bat Consultancy
Archaeology Consultant	Cotswold Archaeology
Landscape Consultant	Debbie Feeney
Highways Consultant	PFA Consulting



*Photograph of physical model*

# Contents

**1.0 Introduction**

**2.0 The Order - Process and Conditions**

**3.0 Design Statement**

**4.0 Landscape**

**5.0 Archaeology and Heritage**

**6.0 Ecology**

**7.0 Consultation Statement**



*View of the site from the Cherhill Monument*

1.0

# Introduction

# Introduction

—

## Document overview

### 1.1 Purpose of this Document

This document is the Cherhill New Village Hall Community Right to Build Order. The purpose of this document is to:

- Introduce the project
- Explain what a Community Right to Build Order (CRtBO) entails and how villagers will get the opportunity to decide on whether such an Order is granted.
- Set out the details of the proposal for a CRtBO for the new Village Hall in the village of Cherhill, Wiltshire.

The document has two audiences and purposes:

- The residents of Cherhill, giving them the information on which they can base their decision whether or not to support the project.
- Wiltshire Council and an independent inspector, giving them the information

on which to confirm that the project has been conducted in accordance with the CRtBO legislation and conforms to local and national planning policy.

### 1.2 Document Structure

The structure of the document describes the proposal for a new Village Hall in the following sections:

- Section 1 – background to the project, why a new hall is needed, how it has been specified, and the process used to arrive at the chosen design.
- Section 2 - describes the process of the Order, and sets out a number of conditions that will need to be met so that the proposal can be implemented if permitted.
- Section 3 - provides a Design Statement that both provides illustrations of the design and explains how these have been evolved to address the brief.
- Section 4 - covers key views and

landscaping.

- Section 5 - covers archaeological and heritage considerations.
- Section 6 - covers the relevant ecological assessment made.
- Section 7 – describes the consultation process and provides a record of consultation both with the local community and other parties which informed the project's development.
- The Order is supported by the Basic Conditions Statement, the Consultation Statement and a number of separate documents forming the evidence base for the Order.

### 1.3 Project background

The Cherhill Village Hall Trustees have run the current hall as well as they can within the limitations of its location, keeping it well maintained and attracting many new users. As other infrastructure (shops, etc) has closed the hall has increasingly become the social heart



of this thriving village. It could be argued that it has become a victim of its own success but it has now reached the limit of its development potential. As the needs of users change there is real concern that it will be increasingly hard to respond to these new needs and keep the hall relevant for future generations.

The Trustees have in fact been considering replacing the existing village hall for a number of years due to increasing numbers of enquirers having to be turned away or choosing to go elsewhere for better facilities. Moreover the need for a new hall was highlighted in the 2010 Cherhill and Yatesbury Parish Plan, a plan voted for by a large percentage of the village.

Previous efforts to find an alternative site were unsuccessful with no local landowner willing to sell a suitable plot of land. The breakthrough came in 2014 when the Ainslie family very kindly offered to gift a plot of land to the community for the purpose of building a new hall.

# Introduction

—

## Project overview

### 1.4 Why do we need a new hall?

#### Increased demand with more groups being turned away

- Growing population - 28% between 1971 and 2011 and likely to continue with more infill development.
- Increased interest in exercise, yoga, Pilates, etc.
- More local people setting up small businesses to run activities.
- Growth in “pop-up” events such as restaurants, fairs, etc.
- The Scouts’ membership is limited by the hall capacity.
- The Parish Council cannot use the hall for Parish Council Meetings during term time reducing democratic access to Councillors.

#### Facilities

- The theatre group is very successful but its facilities are highly unsuitable, e.g. mixed changing areas (men, women and children), no toilets.
- Chronic lack of storage space for tables, chairs and the equipment of user groups. This results in the side room (which was originally built to provide a meeting room) being used for storage.
- Poor natural light.



#### Location

- The existing hall is located in the centre of the village, which can lead to the village being congested during times of peak usage.
- The site cannot be developed any further.



## Parking

- There is very limited parking outside the hall (officially eight car spaces but a little more with double parking), which results in cars being parked along the lanes in times of peak usage.
- This can lead to the roads being blocked, which is an issue for emergency vehicles.
- No dedicated disabled parking.



## Layout

- The current hall is a single large room.
- Only one event or user-group can be accommodated at any one time.
- The space cannot be divided for multiple users, due to the arrangement of lighting controls and the single entrance/exit.



## Access

- Disabled access is problematic.
- The existing hall is at a much higher level than the access road.
- There is a ramp up to the hall from the road. It is steep, making access awkward.
- The double doors to the front cannot be opened by a wheelchair user.
- No disabled access to the stage.
- Internally there are few disabled facilities that would comply with current legislation.



# Introduction

—

## Project overview

### 1.5 Chosen location

The project started with the generous offer by the Ainslie family of a piece of land on the corner of Park Lane and the A4. Although it has many advantages it is a sensitive site bordering the Cherhill Conservation Area. Before making final decisions a further effort was made to see if any other sites could be available. Land owners in Marsh Lane on the village boundary and on the opposite side of the A4 were approached but none were willing to sell. A land swap was also considered as an option but landowners were not interested. The Hills Group building by Lower Compton was considered but rejected due to the dilapidated building's remoteness from Cherhill and Hills' unwillingness to sell. In any case the Park Lane site was considered to offer superior road and pedestrian access.

In summary, the chosen location has been confirmed as the only site available but also the best option for accommodation of the

building and accessibility. Please refer to site location map shown on page 26.

### 1.6 Development of the brief

There were two aspects to the development of the brief:

- The need to solve the deficiencies of the current building.
- Through consultation, the need to include the views of the local community.

#### Basic requirements

The starting point was the need to provide the following:

- A position and design that minimises inconvenience to local residents.
- A design that respects the sensitive location and minimises the visual impact, particularly from the important Cherhill Downs.

- Full disabled access to all areas.
- Two lettable rooms, one larger and the other smaller, accessible and manageable in as flexible a way as possible.
- A stage.
- Adequate storage capacity for tables and chairs and for the user groups, particularly theatre group, Scouts, toddler groups.
- A kitchen – the existing kitchen was considered to be a suitable size.
- Adequate parking to avoid people parking in the lanes.
- Plenty of natural light.
- Outside areas.
- Built from sustainable materials, needing minimum energy input and well ventilated.
- Requiring minimum maintenance.

#### Consultation

To ensure the proposal meets the needs of the community numerous events and communication methods were used to capture ideas, needs and opinions. This

included online via Facebook, the village and project websites, including an online forum, and hard copy including leaflets and questionnaires delivered to households and articles in local publications.

The detail of this is provided as a separate document but examples of where feedback affected the brief and the design include:

- The choice of which architect and which building design.
- The size and position of the rooms, particularly the kitchen.
- The size and arrangement of car parking.
- Uses for the external spaces.
- Road access arrangements.
- Storage spaces.

The consultation also included Wiltshire Council Planning Department (who have been particularly supportive through the process) and a wide range of local bodies and organisations. For example the Local Planning Authority advised that the proposed new hall

should fit into the landscape in a harmonious and complementary way, and pay particular attention to views from the adjoining Cherhill Downs.

### **1.7 The project process**

A steering group, reporting to the Cherhill Village Hall Trustees, was established to manage the project.

- A brief was developed and the local authority consulted.
- A village questionnaire resulted in overwhelming support for the principle of a village hall and a public meeting was held soon after to discuss this in more detail.
- In March 2015 three architectural practices were invited to enter a design competition to replace the existing village hall.
- Following meetings and a public exhibition, Make's submission was successful.
- Since the design competition, Make have engaged in a thorough and continued

iterative process with both the Steering Group and in public consultation to further refine the design and integrate the needs of the local community.

At a relatively early stage it was decided to use the Community Right to Build Order process, primarily for two reasons :-

- It gives the local community the final say in whether the project can go ahead.
- Grants are available to support the necessary design and development work.

### **1.8 What is the Community Right to Build Order (CRtBO)?**

- In 2011 the Localism Act was passed to decentralise aspects of government including giving local communities more say in local planning decisions.
- Of most relevance to this project are Community Right to Build Orders which can grant planning permission for a small-

# Introduction

—

## Project overview

scale development for community benefit on a specific site in a neighbourhood area. This power means that the community could decide to build, for example, a community centre or new residential development without submitting a planning application and going through the usual planning application process.

- An important part of a CRtBO is the use of referendums to make final decisions.
- A CRtBO submission is comparable to a planning application, but with two key differences:

- i. A CRtBO can only be submitted by a community group or organisation and so is usually drafted with an eye to community benefit. The proposal as a draft CRtBO is submitted to an independent examiner who will review the Order to ensure it conforms to national and local planning policies. The examiner will recommend or not whether it can go to a referendum using exactly the same balloting processes

as any other local or national election or referendum.

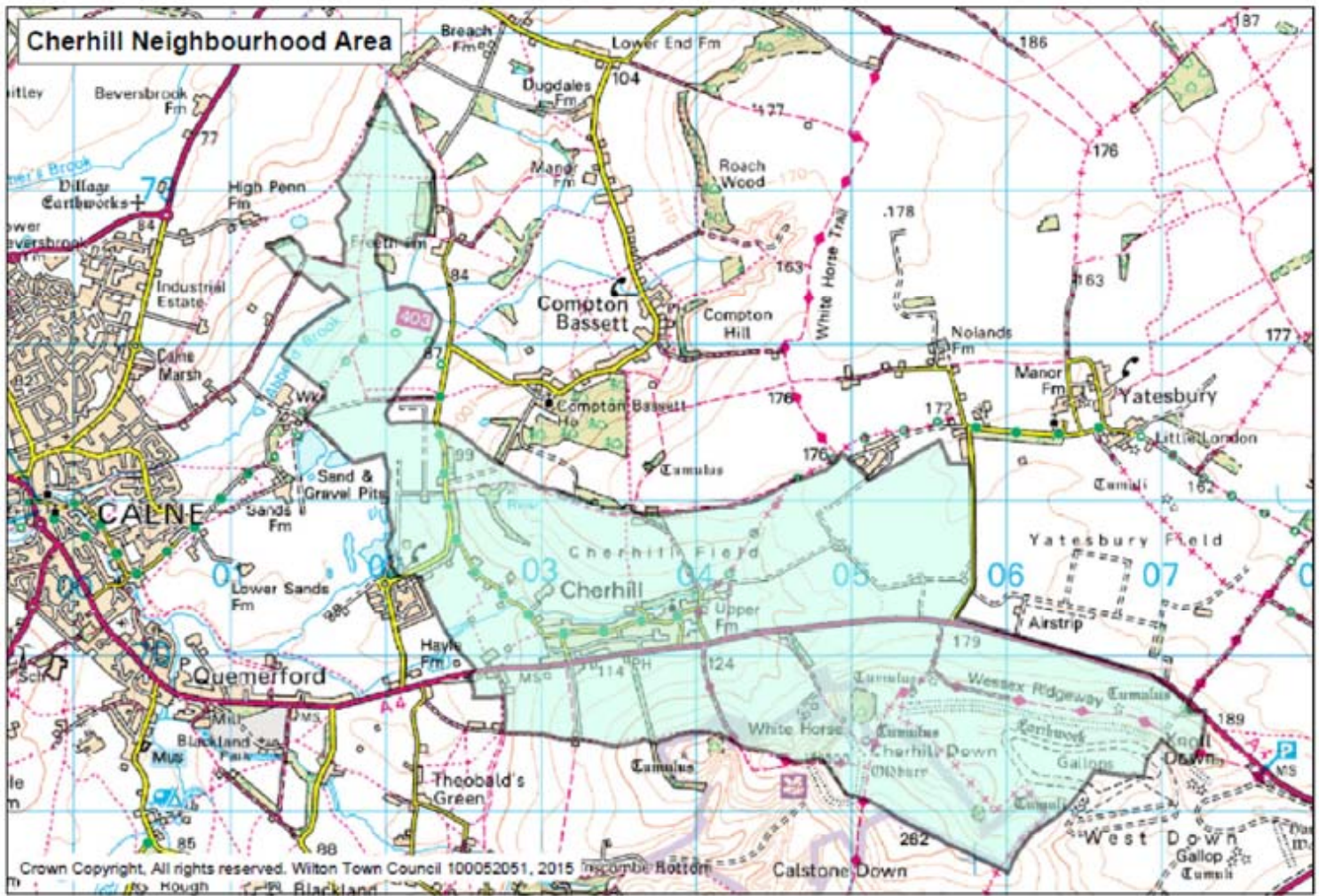
- ii. In the referendum the local electorate will have the opportunity to decide whether or not to support the proposal. If over 50% of the villagers who vote support the proposal then the local authority (Wiltshire Council) will 'make' the Order, the equivalent of granting planning permission. This is a key milestone in bringing development to fruition.

### Area designation

In order to register that the CRtBO process can be used and to determine who in the local community should be eligible to vote, the first step is to define what the legislation calls the Neighbourhood Area. All those of voting age within the area chosen will be eligible to vote. These areas are as large or small as necessary but they have to be examined and approved by the local authority to ensure they are appropriate. For simplicity, parish boundaries

are often used but in the case of this project, because the Cherhill Parish includes two wards - those of Cherhill and of Yatesbury - it was decided to define the Neighbourhood Area as the Cherhill Ward. On the 8th June 2016, Wiltshire Council approved Cherhill Ward as the Neighbourhood Area. A copy of the approval notice is provided as a separate document.

The map adjacent displays the Neighbourhood Area:



Map illustrating the Cherhill Neighbourhood Area

2.0

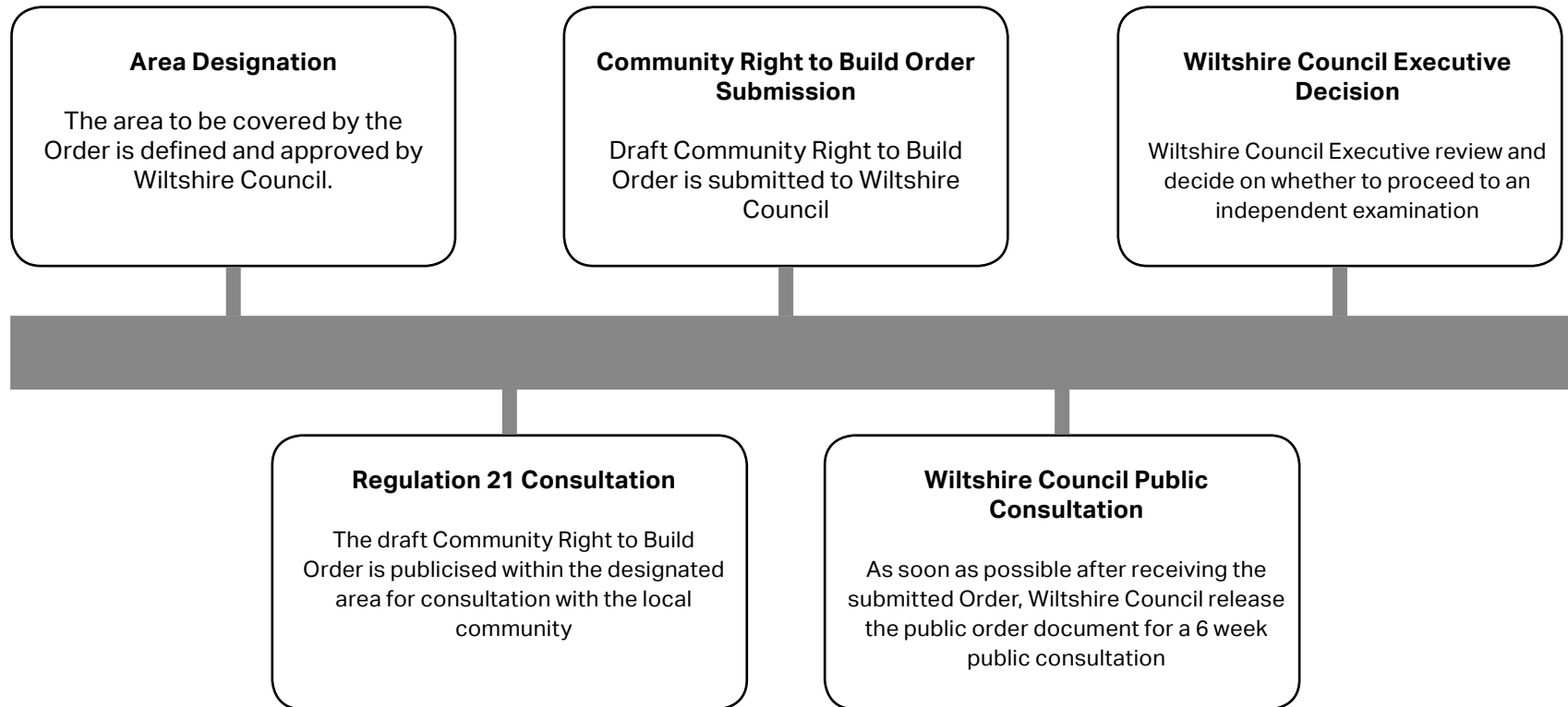


# The Order - Process and Conditions

# The Order - Process and Conditions

## The Process

### 2.1 The Process



## Referendum

Once the CRtB Order is finalised and any suggested amendments have been made Wiltshire Council will arrange for a referendum of all those on the electoral roll within the Neighborhood Area that the CRtB Order is covered by.

The Neighborhood Planning (Referendum) Regulations 2012 states that the question to be asked for the CRtB Order should be:

'Do you want the development in the Community Right to Build Order for Cherhill to have planning permission?'

Should the referendum result in more than 50% in favour (of those turned out to vote, not of those on the electoral roll in total) then Wiltshire Council must make CRtB order.

## Independent Examination

Independent examiner appointed. Wiltshire Council sends the examiner the order proposals and copies of the representations made during the public consultation period.

The independent examiner needs to ensure the order meets the necessary standard and confirms with legislation and general conformity with national and local policy.

The examiner will recommend either:

- The CRtB Order should move to a referendum.
- The CRtB Order should proceed to referendum following some minor amendments
- The CRtB Order should be refused

## Decision

Wiltshire Council publishes final decision statement on the Order

# The Order - Process and Conditions

## Conditions

### 2.2 Conditions

Development that is undertaken in relation to this Order must fully comply with the following conditions:

#### 2.2.1 Time Limit

The development hereby permitted shall begin before the expiration of five years from the date of approval of the Order.

*Reason: The steering group are aiming for the building to be open and in full operation within a much shorter time scale, however it is prudent to allow a reasonable time period for the project to raise the significant funding required to complete the building.*

#### 2.2.2 Construction Management

No development shall take place until a Construction Management Plan has been submitted to and approved in writing by

the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. The statement shall provide for:

- Traffic management within the site's immediate area, including confirmation of delivery times and routes in and out of the site
- The parking of vehicles of site operatives and visitors
- Loading and unloading of plant and materials
- Storage of plant and materials used in constructing the development
- The erection and maintenance of security hoarding including any decorative displays and facilities for public viewing, where appropriate
- Wheel washing facilities
- Measures to control the emission of dust and dirt during construction
- A scheme for recycling/disposing of waste resulting from construction works

- A restriction on any burning of materials on site.

*Reason: In order that the development does not prejudice public amenity and safety.*

#### 2.2.3 Landscaping

All planting, seeding and turfing shall be carried out in accordance with the approved Site Landscaping Strategy and accompanying Planting Plan in drawing CV1/01 (outlined in Section 4.4 of this Order), and the separate document 'Planting Schedule, Specification and Maintenance Plan' (Debbie Feeney, February 2017). Any trees or plants which die or are damaged within a period of five years after execution shall be replaced in the next planting season with others of a similar size and species, unless otherwise approved in writing by the Local Planning Authority.

*Reason: To ensure suitable landscaping*

features.

#### **2.2.4 Foul and Surface Water Drainage**

No development hereby permitted shall take place until details of foul and surface water disposal have been submitted to and agreed in writing by the Local Planning Authority. The development shall then be carried out in accordance with those matters approved.

*Reason: To ensure the development is suitably serviced.*

#### **2.2.5 Layout, Scale, Design and External Appearance**

Details of the materials to be used in the construction of the external surfaces of the building and the surfacing of the car park and footpath shall be submitted to, and approved in writing by, the Local Planning Authority before the development begins. The development shall be carried out in

accordance with the approved details.

*Reason: To ensure sustainable development, and with regard to national policy, the Local Plan and the site's surrounding context.*

#### **2.2.6 Lighting**

The external lighting proposed as part of this development shall comply with Institution of Lighting Professionals Guidance for the Reduction of Obtrusive Light GN01:2011<sup>1</sup> dated January 2012 for Exterior Lighting Installations.

*Reason: To provide adequate lighting for users but minimising impact on neighbouring properties.*

<sup>1</sup> Guidance Notes for the Reduction of Obtrusive Light (Institution of Lighting Professionals, January 2012). Available at <https://www.theilp.org.uk/documents/obtrusive-light/>

#### **2.2.7 Highways**

The village hall shall not be first brought into use before the road widening, vehicular access to the site, visibility splays onto the A4 and the pedestrian links shown on drawing C741/02 revision A have been provided, together with the parking spaces shown on drawing CV1/01 Revision B. Both drawing C741/02 and drawing CV1/01 are available in the Transport Statement (PFA Consulting, April 2017) which accompanies this Order.

*Reason: To ensure satisfactory access and parking arrangements for the Village Hall.*

#### **2.2.8 Ecology**

The development hereby permitted shall be carried out in accordance with the Great Crested Newt Mitigation Strategy and Precautionary Method of Works (The Bat Consultancy, January 2017).

*Reason: In the interests of biodiversity.*

### **2.2.9 Archaeology**

No development to strip back and excavate the new building's footings/foundations nor carpark area shall be executed without affording access at all reasonable times to any archaeologist approved by the local planning authority to allow them to observe the excavations and record items of interest and finds. The Local Planning Authority will be notified in writing one month before any such excavations are planned to be undertaken.

*Reason: In the interests of correctly assessing and recording the area's potential archaeology.*

- Site Plan Drawing No. A201 dated 5th December 2017.
- General Arrangement Section Drawing No A2251 dated 3rd February 2017.
- General Arrangement Plan Drawing No. A2000 dated 3rd February 2017.
- Access Arrangements Drawing No. C741/02 dated January 2017.
- Planting Plan Drawing No. CV/01 Rev B dated February 2016.
- Location Plan Drawing No. A200 dated 5th December 2017.
- Planting Schedule, Specification and Maintenance Plan for Cherhill Village Hall by Debbie Feeney dated February 2017.

### **2.2.10 Approved Plans**

The development hereby approved shall be carried out in accordance with the approved plans and documents:



3.0



# Design Statement

# Site context

## Overview




### 3.1 Site overview

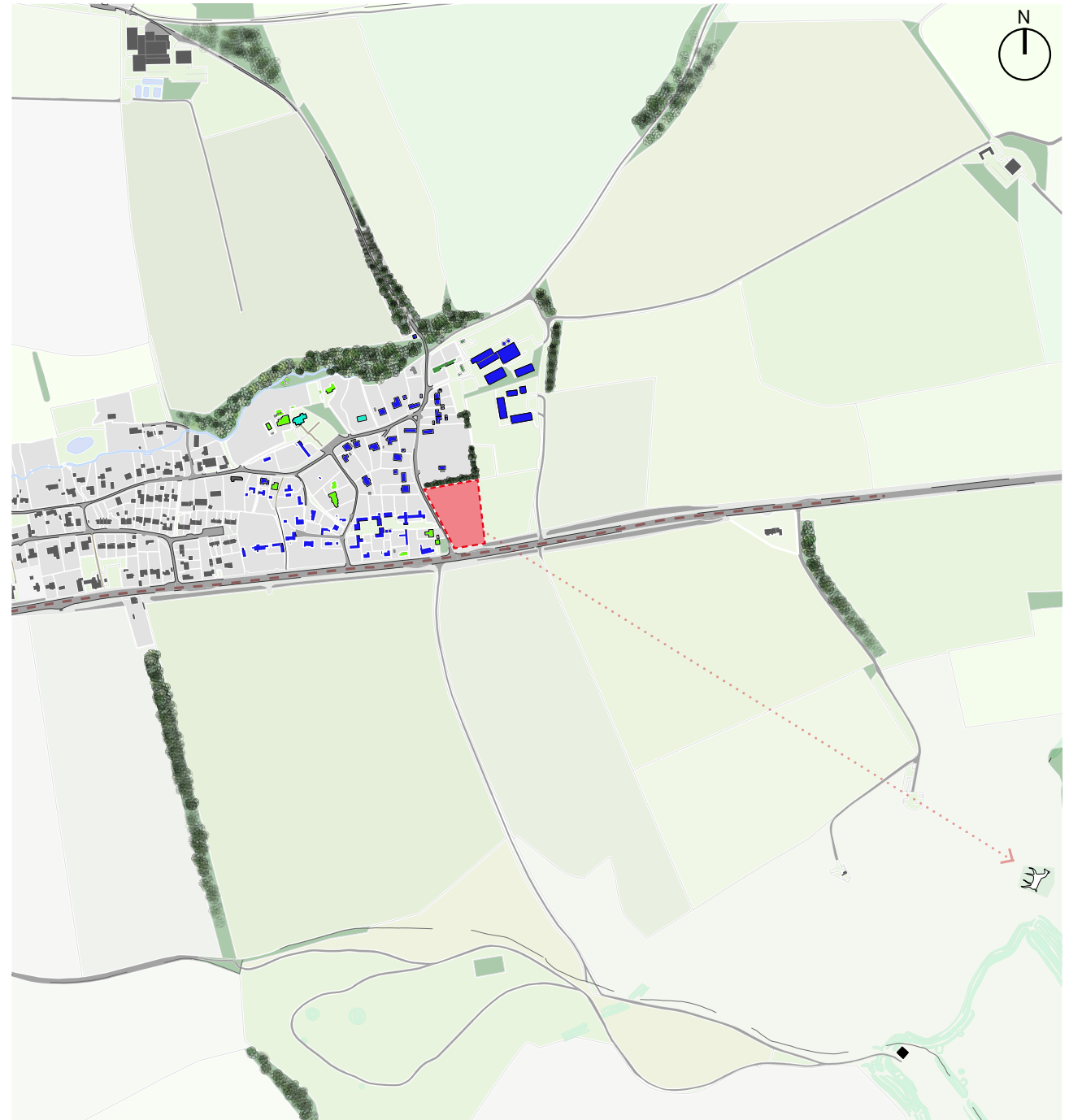
The proposed site for the new village hall is bounded by the A4 to the south and by Park Lane to the west. The access to this large paddock site is off Park Lane.

To the north of the site there is a large residential plot and to the east there is grassland. The site is currently grassland and is being used for agricultural purposes.

The site slopes down from north to south with a view to the south east of the Cherhill (Oldbury) White Horse hill figure.

#### Key:

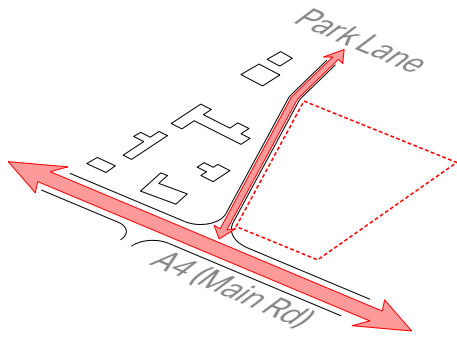
-  Site
-  White Horse
-  Cherhill Obelisk



*Location map indicating the site and village of Cherhill*

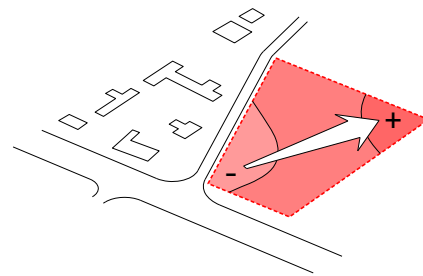
# Site context

## Analysis



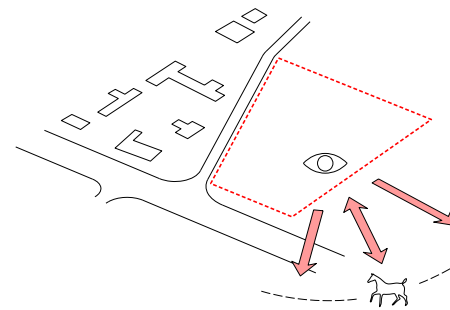
### 3.1.1 Accessibility

- The A4 (south) and Park Lane (west) bound the site
- A4 connects London to Bath
- Park Lane borders the eastern side of the village of Cherhill



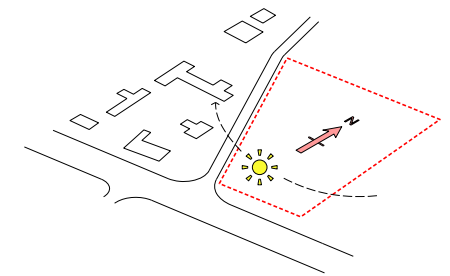
### 3.1.2 Topography

- The site slopes up from south to north with the highest point to the northeast
- It is currently being used for agricultural purposes



### 3.1.3 Views

- There are views to and from the Cherhill (Oldbury) White Horse Hill figure, to the southeast of the site



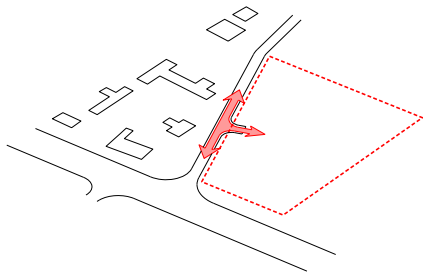
### 3.1.4 Orientation

- The village extends from the west and north of the site
- Agricultural land sits to the east, south and southwest
- The site is well-positioned for direct sunlight through the day



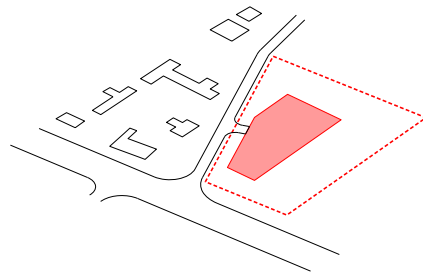
# Design process

## Site properties



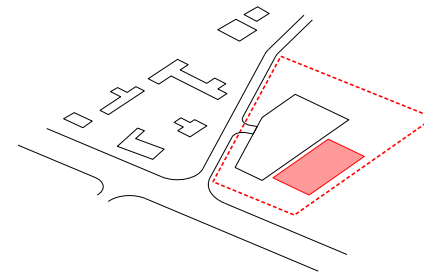
### 3.1.5 Access

- The visitor approaches the building from the west through the existing entrance from Park Lane
- East- and west-bound bus stops are located at the end of Park Lane on the A4



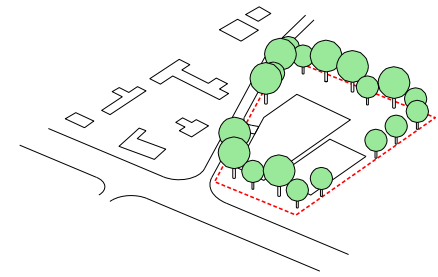
### 3.1.6 Parking

- Both car and cycle parking will be provided on site
- The car park will be on the west of the site, giving additional distance between the building and local residents
- The car park will be constructed from Grasscrete, helping to create a surface that blends into its green surroundings



### 3.1.7 Building

- The building is located to the south of the site where the land is at its flattest
- The building is orientated with the longer length in the north/south direction, to maximise views to the southeast (White Horse) and keep noise away from local residents



### 3.1.8 Planting belt

- Landscape planting will seek to augment existing boundary features and provide a stronger separation from the open field to the east



*The Cherhill (Oldbury) White Horse*



*View of the site from the southern side of the A4*



*View of the site from The Cherhill White Horse*

# Design process

## – Concept

### 3.2 Design concept

The design is rooted in simplicity and order, giving architectural delight and construction economy. The building should appear as a calm, quiet pavilion, at one with the landscape, almost disappearing when viewed

from above. Key will be the use of natural materials and simple construction methods. The roof construction and green roof will further assist to assimilate the building, reflecting the wider presence of agricultural buildings.



**Order and simplicity**



**Delight**



**Rural landscape**



**Materials and detailing**

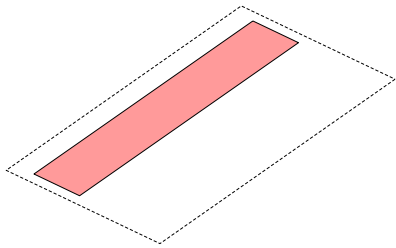


*Illustrative view: main hall looking towards eastern exterior terrace*

# Design process

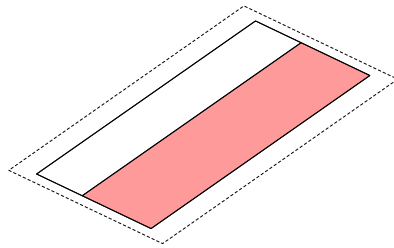
—

## Design rationale



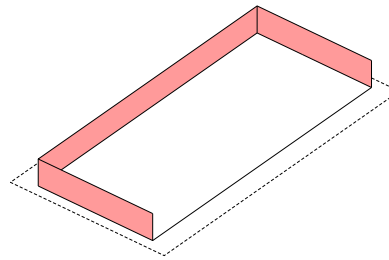
### 3.3.1 Back-of-House

- Functional zone to the west
- Area for green room, storage, showers and WC's
- These are the quiet areas, located on the village-side



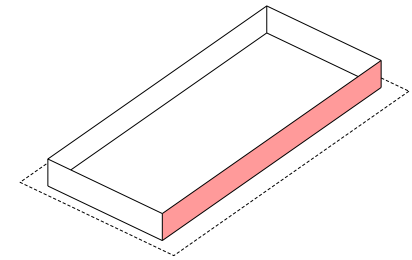
### 3.3.2 Front-of-House

- Two halls to the east
- Larger hall to be used for theatre productions, fitness classes etc.
- This noisier area is positioned away from the village
- The smaller hall is for more intimate discussion forums



### 3.3.3 Solid facade

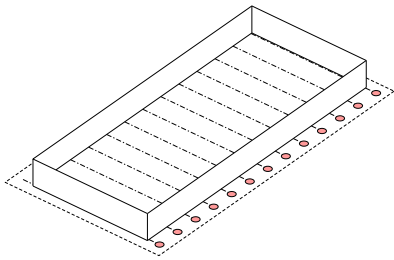
- Reflects the use behind
- Openings only where needed, for main entrance, ventilation and minimal natural daylight
- Minimises views of the car park from within the building



### 3.3.4 Open facade / terrace

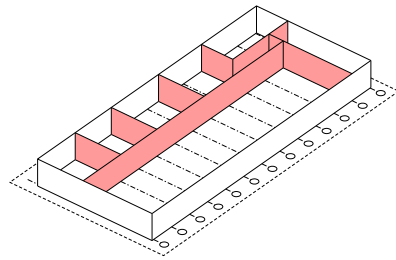
- The east elevation has large format glazing and access to an external terrace
- This links the key spaces (the two halls) to the outside





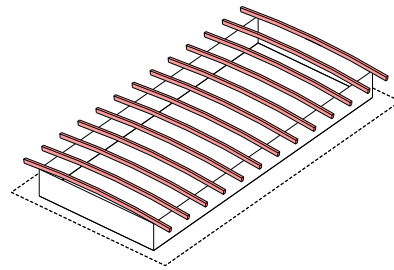
### 3.3.5 Grid

- Rigorous structural grid applied across footprint
- Acts as a guideline for the internal layout, services, structure and ceiling/roof



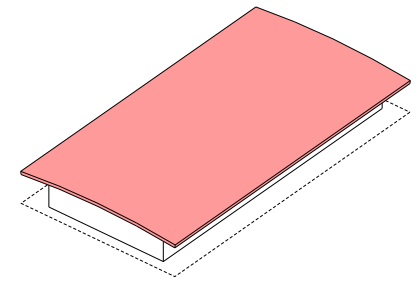
### 3.3.6 Internal layout

- Partitions on gridlines to ensure coherence with roof structure and facade grid
- Provides order to layout
- Ensures regular spacing for doors, lighting and other visible services



### 3.3.7 Glulam beams

- Repeated roof members
- Spaced at 3.0m centres for logical relationship with interiors and facade
- Economical, strong and attractive material

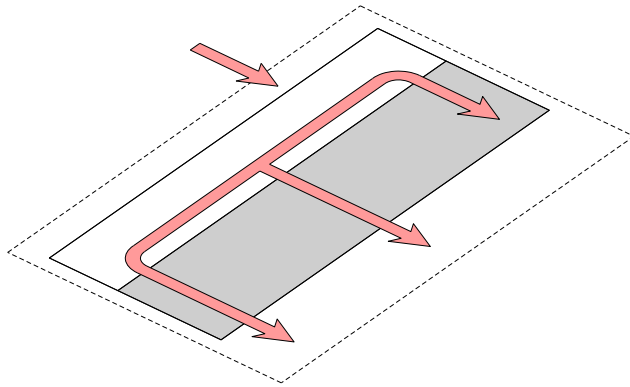


### 3.3.8 Green roof

- Green roof embeds building in surrounding landscape
- Minimises visual impact when viewed from White Horse
- Aids drainage and promotes biodiversity

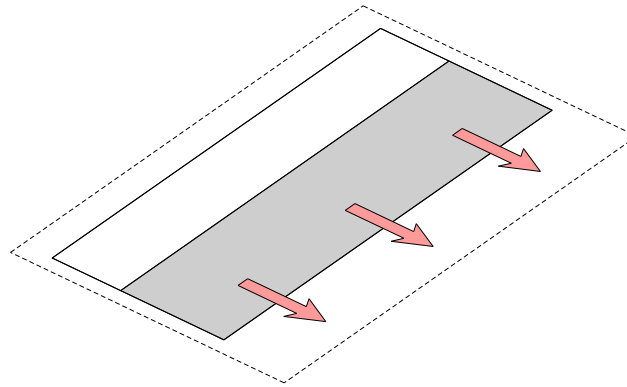
# Design process

## – Layout



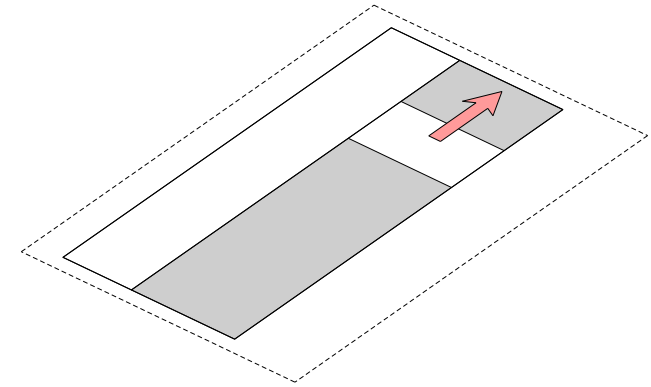
### 3.4.1 Generalised movements

- Entrance from car park (west) through to views of exterior scenery (east)
- The direction of movement is reflected in the orientation of the timber glulam beams above



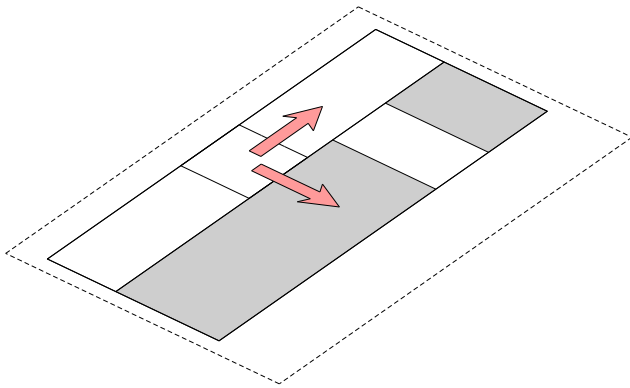
### 3.4.2 Halls views and access to exteriors

- The halls face away from the village towards views of the exterior scenery
- Most noise from the halls is directed away from the village



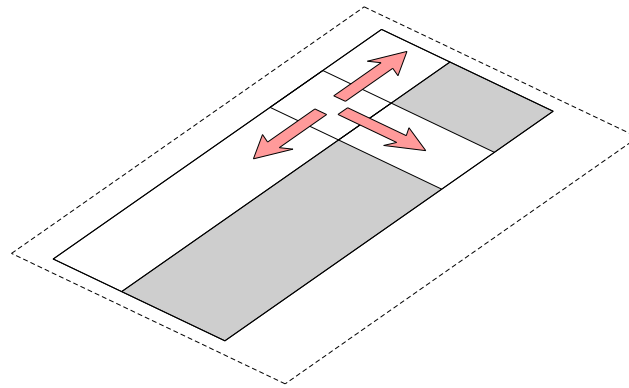
### 3.4.3 Halls utilised shared stores

- A shared store room sits between the primary and secondary halls
- The partitions can be retracted to create one large open space, if desired



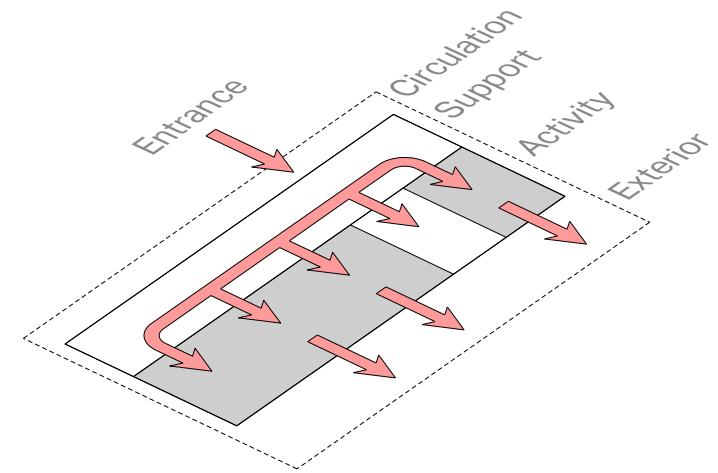
### 3.4.4 Bar / kitchen servicing hall and foyer

- A service zone sits to the west of the building, placing all back-of-house areas adjacent to the car park
- The bar and kitchen is accessed from the entrance and serves directly into the main hall



### 3.4.5 Entrance flexibility and dynamics

- The entrance lobby is positioned as a central node to the whole building
- From here, there is direct access to the service areas, WCs, storage and halls

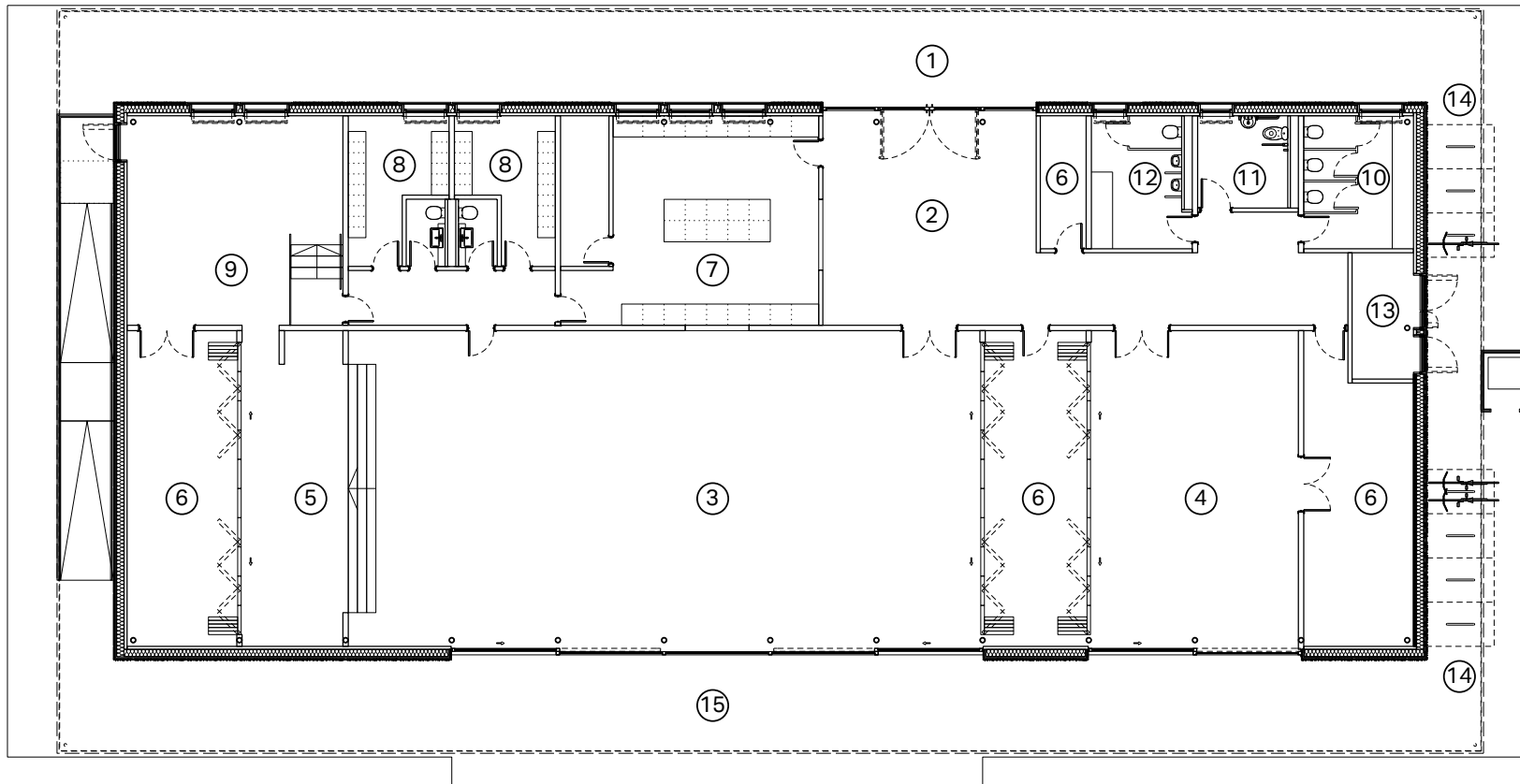


### 3.4.6 General circulation paths

- Circulation is a linear sequence of zones
- The entrance point is at the heart of the exterior circulation corridor
- Entry into the building leads directly to the 'support' area, which serves the two halls ('activity' zone)
- From the halls there is direct physical and visual access to the terrace and views

# Design proposal

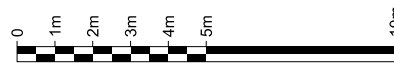
## Layout



### Key:

1. Entrance (outside)
2. Entrance (inside)
3. Hall 1
4. Hall 2
5. Stage
6. Store\*
7. Kitchen
8. Changing rooms
9. Green Room
10. WC (female)
11. WC (accessible)
12. WC (male)
13. Plant room
14. Cycle storage
15. External terrace

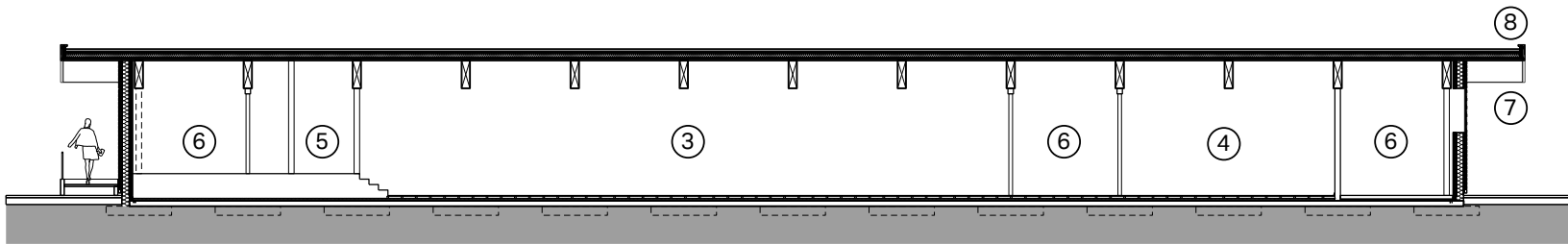
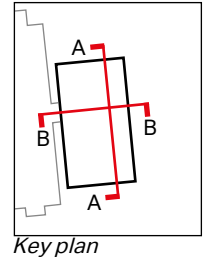
General Arrangement floor plan



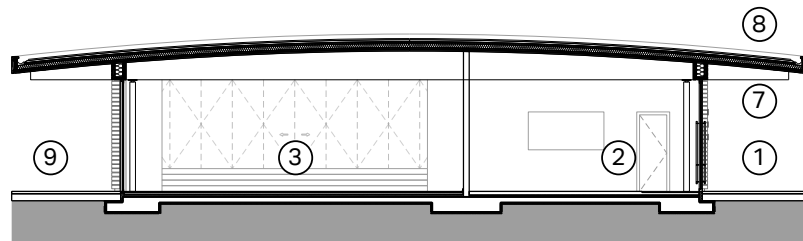
\*N.B. Combined area of storage rooms = c.82m<sup>2</sup>  
This includes dedicated storage for tables and chairs and for groups usage, e.g. theatre group scenery etc.

# Design proposal

## GA sections



North-south long section A-A



East-west short section B-B

### Key:

1. Entrance (outside)
2. Entrance (inside)
3. Hall 1
4. Hall 2
5. Stage
6. Store
7. Glulam roof structure
8. Green roof
9. External terrace



# Design proposal

## Overview

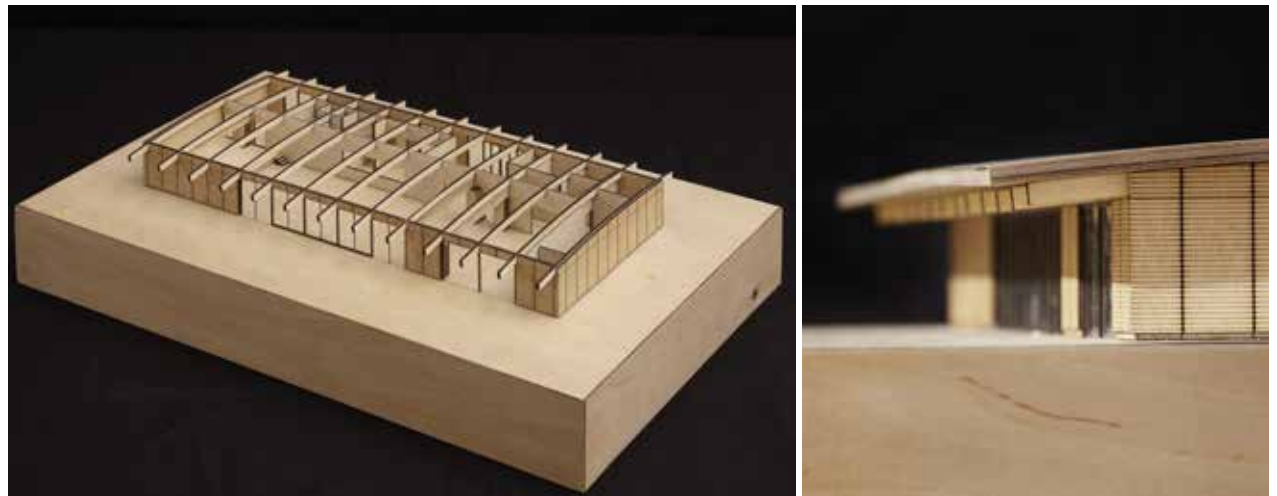
### 3.5 Design overview

The building has been conceived as a contemporary timber pavilion with rural barn-like characteristics, set within a green landscape. Its simplicity echoes the local vernacular which is unpretentious and reserved.

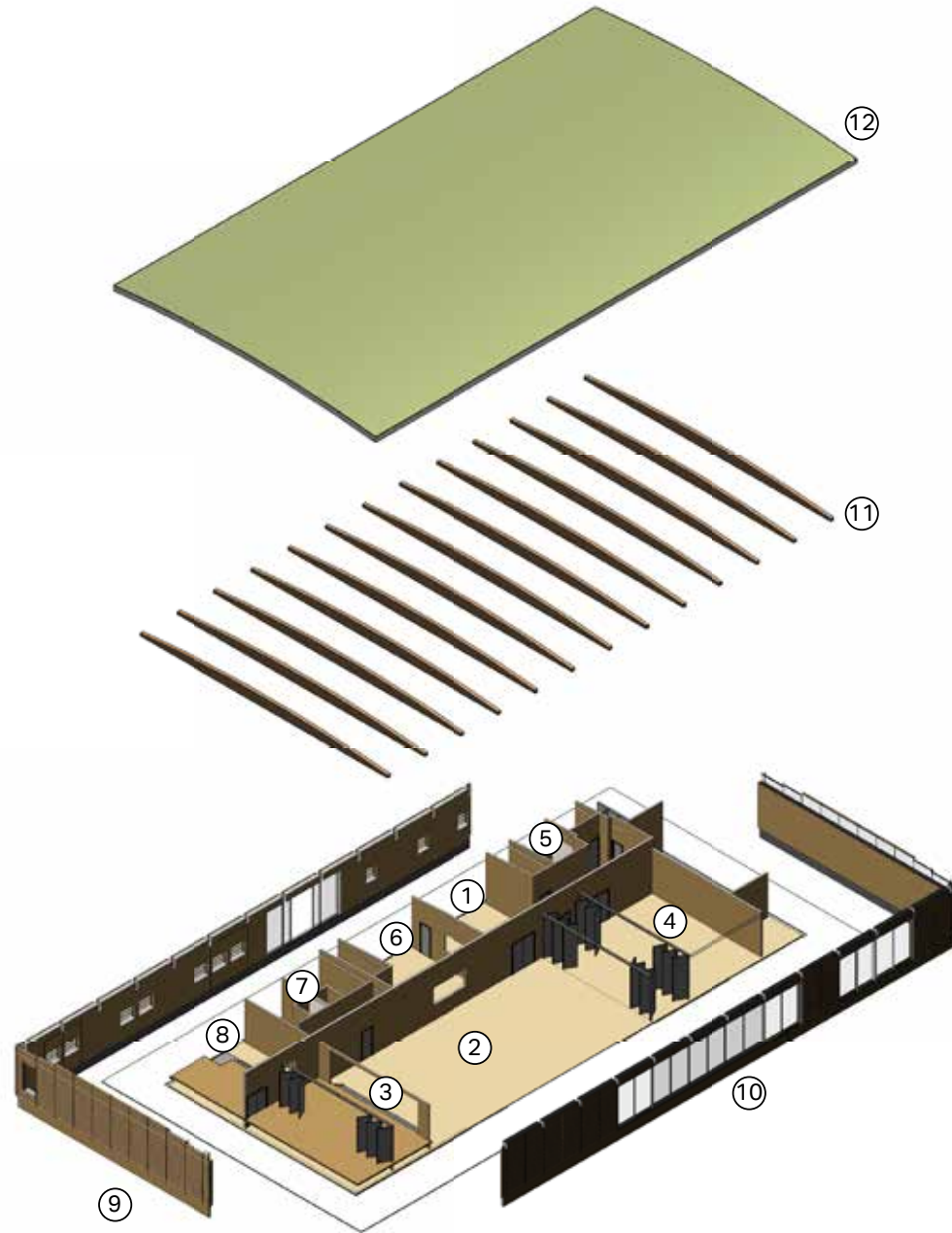
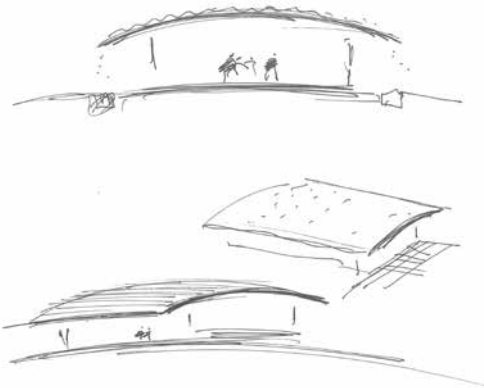
A lightly-curved green roof further acknowledges the rural location and is respectful of the view back from the White Horse Hill figure towards Cherhill. The open timber rain screen panels provide an order and a scale to the building.

Large full-height glazing to the east opens up the two halls to the views and daylight. Partially openable, the glazed screens invite people through to the exterior timber platform providing a seating space in the landscape.

We anticipate the building to be constructed of Cross Laminated Timber panels supported in part by steel columns. Glulam beams set at 3m centres will support the roof and will be visible on the outside under the overhanging roof.



*Photographs of physical model*



**Key:**

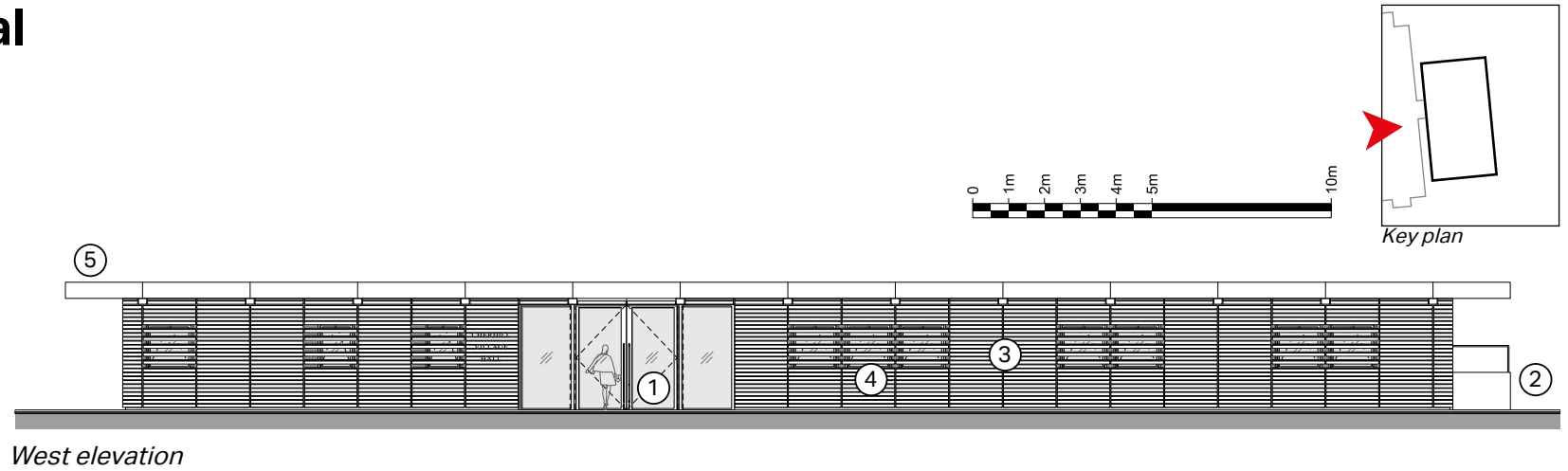
1. Entrance
2. Main hall
3. Stage
4. Secondary hall
5. WCs
6. Kitchen
7. Changing rooms
8. Green Room
9. Timber rainscreen facade
10. Large full height glazing
11. Glulam beams
12. Gently curved green roof

*Exploded axonometric view: building components*

# Design proposal

## West elevation

1. Entrance
2. External ramp
3. Timber rainscreen
4. Openable windows
5. Green roof



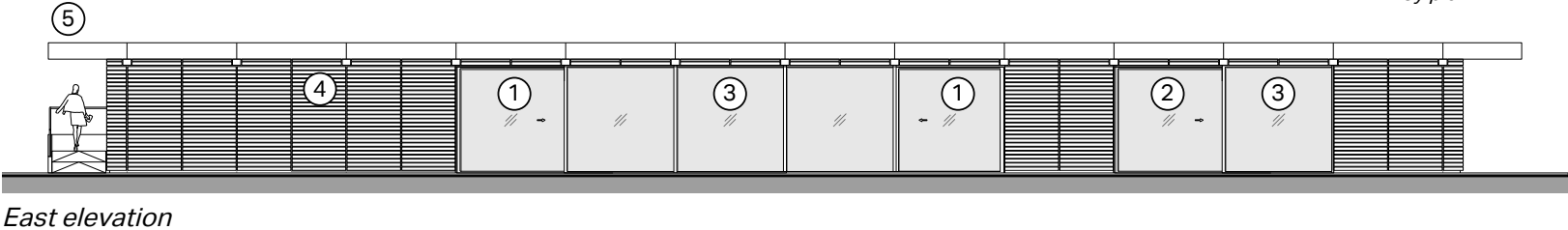
*Illustrative view: west elevation (from Park Lane entry point)*



# Design proposal

## East elevation

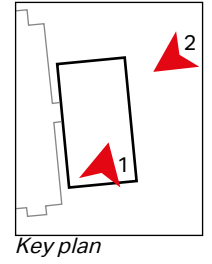
- 1. Glazed doors from Hall 1
- 2. Glazed door from Hall 2
- 3. Fixed glazing
- 4. Timber rainscreen
- 5. Green roof



Illustrative view: east elevation

# Design proposal

## Illustrative views



*Illustrative view 01: main hall*



*Illustrative view 02 : from east of site towards external terrace and halls*

# Design proposal

## Materiality and detailing

### 3.6 Materiality and detailing

The building fabric is to be formed of Cross Laminated Timber (CLT) panels, supported in part by a steel structure. The open timber rainscreen has a horizontal rhythm, to provide an order and scale to each elevation. Gaps between each timber board accentuate the horizontality and allow for a ventilated and drained cavity.

Gently curved Glued Laminated Timber (glulam) beams shall be at 3 metre centres, spanning the building east-to-west. Glulam is a structural engineered wood comprising a number of layers of timber bonded together. The external appearance is calm and elegant and shall become a feature of both the internal and external spaces.

The use of timber for the structure and cladding of buildings can be seen in a number of built examples, and offers an elegant and green solution.



*West London Academy (Foster+Partners)*



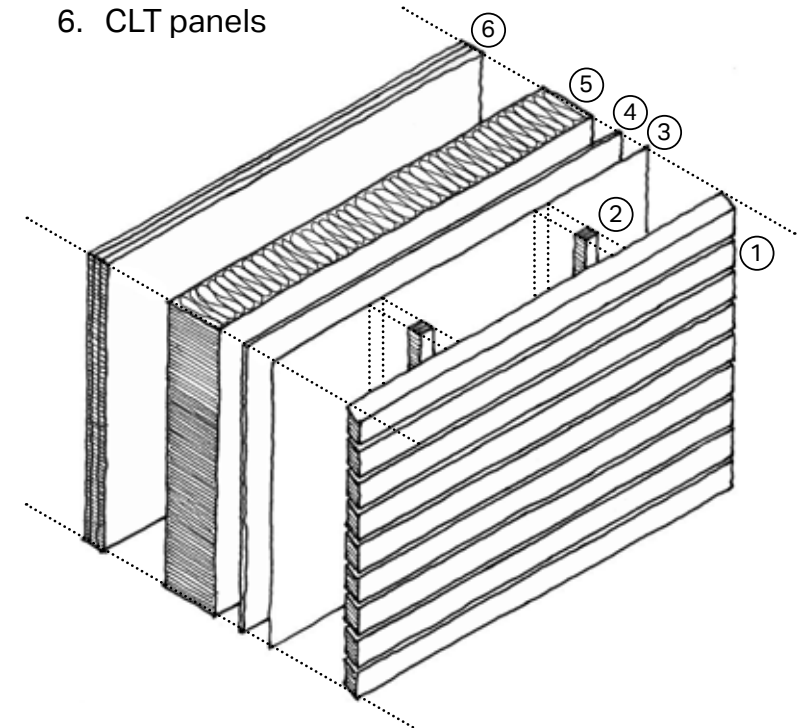
*Kew House, Melbourne (VDG)*



*Queen Elizabeth Park, Stratford (Make)*

### Key:

1. Open timber rainscreen
2. Vertical battens
3. Vapour barrier
4. Outer panel
5. Insulation
6. CLT panels



*Split axonometric: facade components*



*Illustrative view: timber cladding detail*

# Access

—

## Overview

### 3.7 Access overview

The site at Park Lane is well located in terms of its proximity to the village itself. 80% of the village lies within 800m of the site and can be accessed from the village streets without the need to walk alongside the A4 main road. For those with mobility difficulties the site can be reached from most of the village without encountering any significant gradient issues.

#### 3.7.1 Park Lane

The access from Park Lane will be in the vicinity of the existing field access. This existing gateway requires widening to provide for a width of about 6m so as to allow easy ingress/egress of vehicles. Consideration has been given to widening Park Lane between its junction with the A4 and this access.

However, such widening would have the potential to encourage visitors to the village hall to park on Park Lane (thus, in any event

restricting traffic flows to a single width) but, more particularly encouraging non-village hall users (ie. those visiting the downs to park on this section of widened lane). A balance has therefore to be struck between facilitating two-way traffic movements between the site access junction and the A4, and the consequence of facilitating on-street car parking along this section of road. Waiting restrictions are unlikely to be effective in preventing such on-street car parking given the lack of enforcement which is likely to be available.

It is proposed that Park Lane be widened to 5.5m for approximately 20m from the A4 give-way line, sufficient to allow a large vehicle to exit from the lane at the same time as a vehicle is turning into the lane. This full widening should not, however, be extended back to the access point as this would encourage more general parking in the widened section. The lane will however be widened to 5m so as to facilitate turning in and out of the new access.

This arrangement is shown on the plan extract inserted.

An S278 agreement will be entered into with the local Highways agency to allow the works to be approved, monitored and adopted.

#### 3.7.2 The A4

The A4 is subject to a 40mph speed limit at this location with a "gateway" feature with a physical central island identifying the commencement of the speed limit some 85m to the east of the Park Lane junction. Visibility splays of 2.4m x 120m, commensurate with the speed limit, are shown on the plan.

#### 3.7.3 Pedestrian links

A pedestrian link from the south west corner of the site directly onto the footway alongside the A4 will be provided. Tactile paving will be provided at dropped kerb crossing points within the Park Lane bellmouth.

There are no footways alongside the roads within the village itself (although there is a footway alongside the A4).

It is therefore proposed that such pedestrian provision is provided within the site, behind the hedge, as shown. This approach:

- i. enables much of the existing hedge to be retained; and
- ii. prevents being used for vehicles parking "half on – half off" the footway

The footway within the site then emerges onto Park Lane at the north western corner of the site where pedestrians then walk within the carriageway as they do throughout the entire village (all of the village roads are subject to a 20mph speed limit).

The footpath junction with both Park Lane and the A4 would have pedestrian guardrails and barriers to provide a safe zone between

the path and the road. There would also be a change of surface and level access at each footpath junction, all complying with Wiltshire County Council requirements.

The existing footpath along the A4 serves all parts of the village due to its connections with all of the lateral side access roads and footpaths within the village itself. The A4 footpath has a typical gradient of around 1 in 56 and could be considered reasonably level. From the junction with Park Lane to near the junction with Middle Lane the footpath is also separated from the main carriageway by a wide strip of grassed landscaping providing additional security.

There are numerous choices for pedestrian access from the west of the village. The easiest route would be along The Street, turning right to connect with Middle Lane and then on to the A4 footpath - the A4 has street lighting along this part. Or alternatively, it would be possible to continue along The Street in order

to connect with either Maiden Lane or Park Lane. It would also be possible to use either of the two connecting dedicated footpaths that link through the village on a north south axis. One is direct from The Street to Pottows Field but it is slightly steeper so has a handrail along its length, and the other is from Middle Lane running up past the Pub to the A4.

It is appreciated that the location of the new proposed hall is at the east end of the village and therefore for some this will lengthen the distance to travel. For most people however, the new location will still be within a comfortable walking distance. For example – the distance from the Black Horse Pub to the junction with Park Lane is approximately 550m and from the front of the school in Middle Lane to the corner of Park Lane its approximately 880m. Both routes are reasonably level.

### **3.7.4 Traffic**

The existing (and future) uses of the hall do not tend to generate traffic during the normal peak hours. Daytime uses tend generally to be between 10am and 4pm, whilst evening uses are mainly between about 7pm and 10pm.

Vehicle movements tend to be spread over a relatively short period as people arrive for meetings or events and are slightly more concentrated over a shorter period at the end of any meeting or event as people leave.

Park Lane also carries traffic to and from Upper Farm. Outside of harvest time this amounts to two to three commercial vehicles (lorries or vans) and four tractor deliveries per day. This is not considered significant. During harvest time the number of tractor movements, in particular, increases. The widening of the junction and first part of Park Lane will greatly assist the flow of these vehicles compared to the current situation.

The use of the existing hall generates traffic movements and, for most meetings and events, the overall level of traffic generated by the new hall is unlikely to be materially different from that generated by the existing hall. However, clearly the additional main hall floor space may give rise to some additional traffic movements when the new hall is at capacity. Such capacity events are only likely to occur infrequently at weekends (e.g. when the theatre group is putting on a production).

The new location of the village hall will mean that the majority of such traffic will route directly to the A4 thus removing traffic from the village roads, as presently all traffic associated with the existing hall has to route along the village roads.

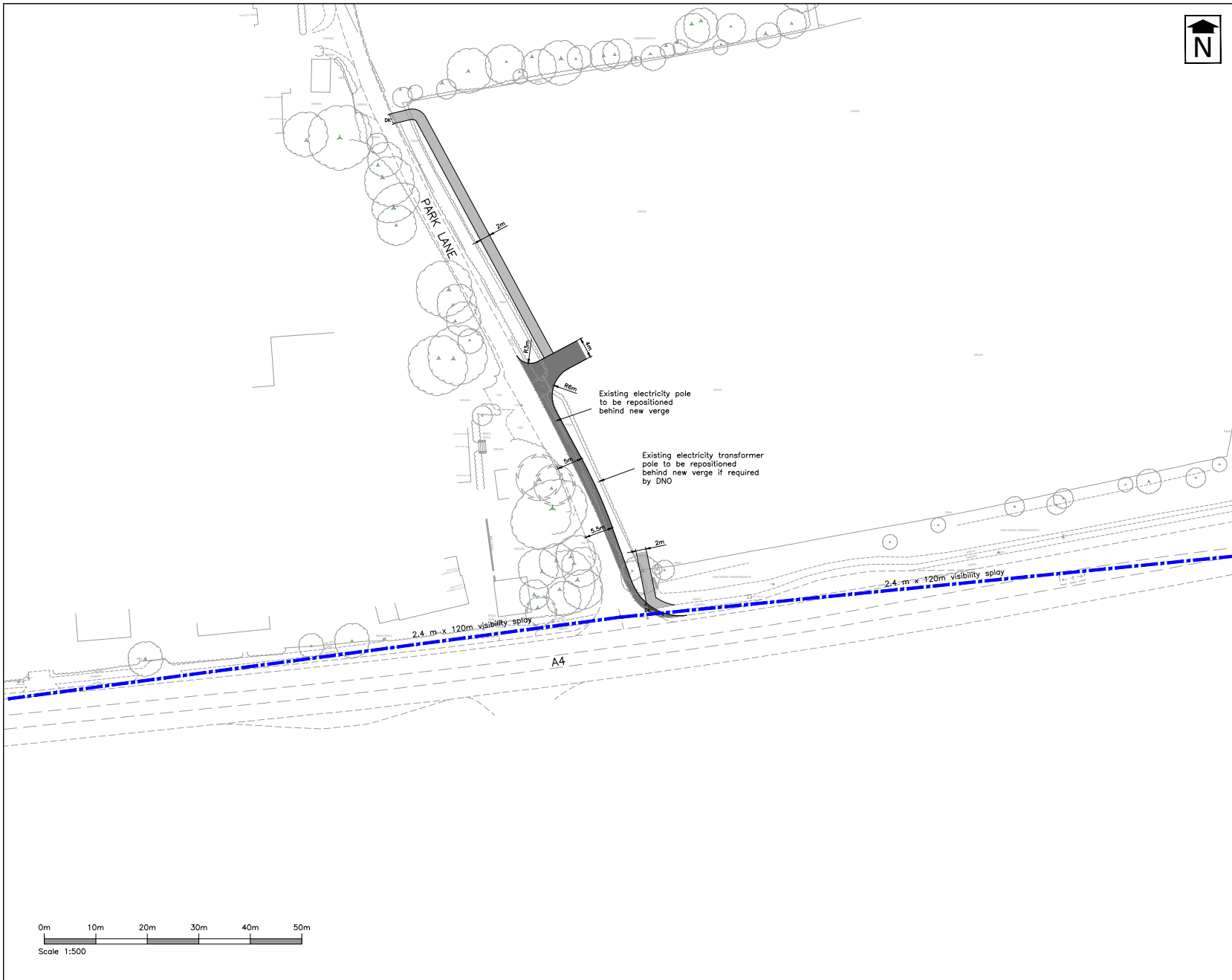
Based on research carried out by the Transport Research Laboratory the capacity of a road like Park Lane should be in excess of 100 vehicles per hour including a typical allowance of 15%

heavy goods vehicles. This is well above the number that will use Park Lane even after a new hall has been built.

### **3.7.5 Existing parking**

The existing village hall has only limited parking (for about 8 vehicles). As a consequence, even for regular meetings and village activities, the lack of car parking means that vehicles park along the village streets creating inconvenience to local residents, and, occasionally, preventing the passage of large vehicles (which could be problematic if access for a fire engine through the village is compromised – which has been known to occur).





Stratton Park House, Wanborough Road  
Swindon, SN3 4HG

Telephone  
01793 828000

Facsimile  
01793 835500

Email  
admin@pfapl.com

Website  
www.pfapl.com

**Preliminary**  
These drawings are produced for initial discussion and illustrative purposes only, and should not be relied upon for tender or pricing purposes.

**NOTES**

1. Plan based on topographical survey information supplied by Land Development Services Ltd, Drawing Number LDS/13164-TP2, dated August 2016.

**KEY**

- Area of new footway
- Area of new carriageway
- Visibility Splay
- Dropped kerb

Rev	Date	Description	MM	GE
A	18/10/17	Note added r.e. electricity poles		

Status

**PRELIMINARY**

Client

**Cherhill Village Hall**

Project

**Cherhill Village Hall**

Drawing Title

**Access Arrangements**

Drawing No. **C741/02** Rev. A

Date	January 2017		
Scale	1:500 @ A2		
Drawn By	RML	Checked By	DRB
E-Mail	rlucas@pfapl.com		
File Ref.	\\Drawings\C741-02.dwg		

Access arrangements plan (courtesy of PFA Consulting)

### **3.7.6 Proposed parking**

The arrangements at the new location will remove these existing parking issues, and parking for 49 cars, including 4 disabled spaces, will be provided. This complies with the Wiltshire Local Transport Plan Car Parking Strategy maximum parking standard of one space per 5m<sup>2</sup> of public floor area which equates to a maximum of 55 spaces.

In order to control access to the Car Park, part, comprising 14 spaces (including two disabled) on the right on entry to the car park, will be freely accessible and the remainder will be gated with hall hirers being provided with a key to open the larger area if required. Furthermore space has been allowed for the whole site to be gated in the future should further controls prove necessary.

A minimum level of illumination will be provided to the carpark in accordance with Guidance Notes for the Reduction of Obtrusive Light

GN01:2011 zone E2, published on the Wiltshire Council website.

### **3.7.7 Pedestrian access**

Pedestrian access to the existing hall is via a steep ramp which makes access for the disabled or elderly difficult. The new hall will have access which is Disability Discrimination Act compliant and therefore will be better able to serve the needs of all of the villagers. On this basis it is considered that the new village hall will have significant access and accessibility benefits over the existing arrangements.

More detail can be found in the Transport Statement provided as a separate document.

### **3.7.8 Cycle parking provision**

Visitors to the Hall using cycles will have the benefit of 7 secure (lockable) cycle racks. The use of cycles is something that is welcomed and has been incorporated into the layout and

planning of the building.

The general arrangement floor plan on page 36 (annotated key number 14) shows the suggested position of the bike storage. These are located just to the side of the building and sheltered under the large roof overhang. There is a path at the side linking back directly to the front entrance.

The Wiltshire Local Transport Plan 2011 - 2026 (cycling strategy) appendix 4 gives standards for the number of cycle spaces required for a building of this type. According to the plan four spaces are required but we propose to provide seven in the location shown.



# Sustainable design

## — Overview

### 3.8 Sustainable approach

Cherhill Village Hall addresses sustainability as the social, economic and environmental qualities combine to create a sense of place within the village.



#### 3.8.1 Environmental

- Timber structure / cladding as 'green' construction method
- Ecological quality/diversity from green roof and meadow
- Solar shading and natural ventilation reduces energy use



#### 3.8.2 Social

- The building is a response to local needs and contributes to the vitality of this rural community



#### 3.8.3 Transport

- Encourages walking and cycling to the venue
- Outside traffic avoids village, which, with the current hall, becomes heavily congested

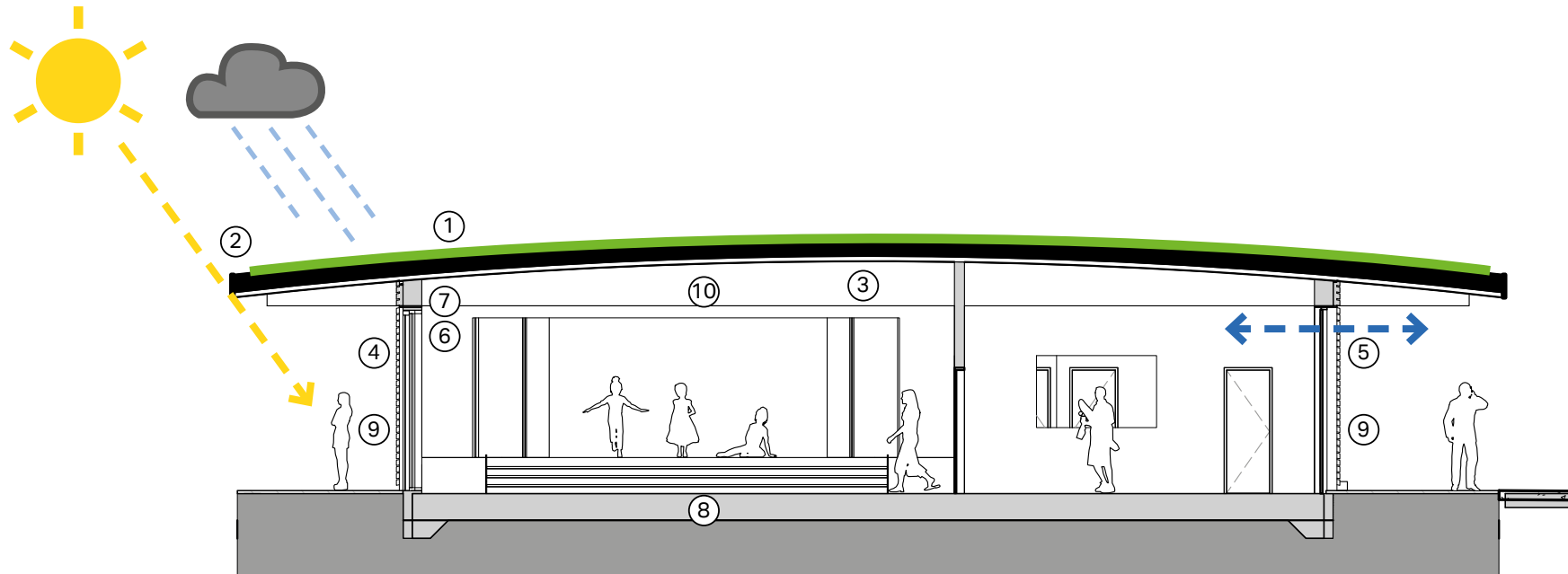
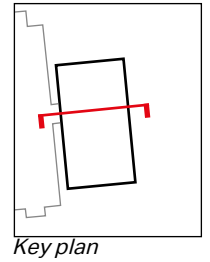


#### 3.8.4 Rural opportunity

- Facilitate diversity of interests
- Consequent small business opportunities for service providers

# Sustainable design

## Environmental summary



East-west section illustrating the environmental considerations

### Key:

1. Green roof: aids drainage and supports biodiversity
2. Roof overhang: shelter and solar control
3. Timber roof structure (glulam beams)
4. Timber wall structure/cladding
5. Openable windows on western elevation
6. High-performance insulation in cladding
7. Natural ventilation through high-level
8. Underfloor heating supplied by air source heat pump
9. Large glazing panels providing plenty of natural light
10. All spaces lit with LED lighting



# Noise assessment

–

## Overview

### 3.9 Noise assessment

Minimisation of noise at external receptor points in Park Lane has been a key design principle from the start. It should be noted that the objective of the Charity that owns and runs the village hall is to provide a service to the village, not to profit from events that may cause a nuisance. The building and site features that will most contribute to the minimisation of noise include :-

- Location of the building close to the South East corner of the site to place it as far from the neighbouring houses as possible. The building will be approximately 140m from the house to the North and 50m from houses to the West;
- Orientation of the building so that the windows into the halls face East away from the neighbouring properties towards open countryside;
- Location of the service areas (Kitchen, toilets, changing rooms, etc) between

the halls and the west face of the building providing an attenuation barrier between the two;

- Minimum number of openings to the west face of the building facing the neighbouring homes;
- Building currently proposed to be constructed from heavy, cross laminated timber (CLT) panels with insulation cladding to the outside, a system known for its high level thermal and acoustic performance;
- Roof also constructed from CLT with external insulation plus 6" of turf on the top to create the green roof and again provide thermal insulation and acoustic attenuation;
- Considerable external planting along the boundaries of the site.

We have also considered the hall usage particularly with regard to the use of amplified music. We see the types of activity and event not changing significantly from the current

pattern of usage (the vast majority of which do not involve amplified music) although there may be a small increase in usage for parties.

Events involving amplified music are likely to include :-

- The annual pantomime – typically 6 to 8 performances with evening performances finishing by 10pm. Typical pantomimes however will only use short amounts of amplified music and not at high volume. Most music will be acoustic rather than amplified.
- A small number of afternoon and evening parties in the order of 10 to 12 per year (An assumed increase from the current 6 to 8. It is expected that the rules currently applied to the booking of parties will remain :-
  - Bookings for teenage or evening parties only taken from village residents or persons known to the village hall committee;

- No teenage parties without responsible adults present;
- Parties to finish by 12pm.

As an additional precaution hirers will be required to keep windows and doors closed during the playing of amplified music.

4.0



# Landscape

# Landscape

—

## Context

### 4.1 Context overview

The subject site is part of a larger field system to the east adjoining the village, comprising more specifically a salient of land bounded by a residential garden boundary to the north and the A4 main road to the south, with a full length frontage onto Park Lane, along the western boundary. Across Park Lane the former farmyard has been developed for housing and it is fair to say that the impact of that development within the village's wider setting was explored in detail. That wider setting is dominated by the White Horse and Cherhill Monument escarpment to the south and the largely open nature of the land in this area generally.

Landscape considerations have been a dominant design matter and are explored in more detail to demonstrate the analysis and conclusions reached, and thus the landscape strategy intended to satisfactorily assimilate the new building.

### 4.1.1 Landscape Sensitivity Assessment

A Landscape Sensitivity Assessment of sites forming part of Wiltshire's Strategic Housing Land Availability Assessment (SHLAA) within the North Wessex Downs Area of Outstanding Natural Beauty (AONB) was carried out in November 2012.

The key characteristics of the landscape character for Cherhill (within the Open Downlands) as identified by the above referenced assessment report, are as follows:

- an elevated plateau formed by the hard Middle and Upper chalks, Soils are predominately thin light, free-draining calcareous and nutrient-poor black or brown soils;
- open, smoothly rolling downland, dissected by a network of dry valleys and long sinuous steep scarps. Strong sweeping skylines;
- a landscape largely devoid of water due to

the porosity of the chalk bedrock;

- dominated by intensively managed arable farmland with a few hedgerows and occasional wooded areas. Woodlands are virtually absent apart from the occasional linear sheltered and distinctive beech clumps crowning the summits;
- varied field patterns including 'ladder' fields and large rectangular fields;
- fragmented and isolated blocks of chalk grassland survive along the steep scarp slopes and dry valley sides and together these form an important component of the chalk grassland resource of the AONB;
- very sparsely populated – generally restricted to scattered farms and equestrian establishments – contributing to strong sense of isolation;
- Varied built character including traditional knapped flint and brick, timber framed weatherboarded aisled barns and large scale modern farm buildings;
- Recreational opportunities are characterised by the numerous tracks,

- byways, green lanes and footpaths plus open access associated with archaeological sites and nature reserves;
- closely associated with the race horse industry, with horse gallops being a distinctive feature.

on visual amenity. The following Landscape Impact Assessment identifies the key considerations.

#### **4.1.2 Proposed site**

Within this wider context the village of Cherhill represents a tight-grained linear built-up area, in a blocked form, primarily between two roads. The siting for the proposed village hall lies immediately adjacent to the established physical built-up limits of the village and will therefore be viewed as part of the rounding off of that built-up grouping, distinct from the open countryside beyond the village, with existing development to the north and west.

There is a range of methodologies to explain the effects of a development upon the existing landscape and the appearance of acceptable changes in terms of their effects

# Landscape

## Landscape and Visual Impact Assessment

### 4.2.1 Magnitude of Change of the Landscape Resource

The assessment of the development's potential visual impacts has been based on the magnitude of the change. The magnitude of that change and the sensitivity of the affected receptor/receiving environment to change have both been assessed on a scale of high, medium, low and negligible.

Landscape effects have been assessed using the following thresholds in order to evaluate the significance of impact:

Level of Magnitude	Definition of Magnitude
Substantial	Total loss or alteration of key elements, features and characteristics of the baseline condition (predevelopment).
Moderate	Partial loss or alteration of one or more key elements, features and characteristics of the baseline condition, such that the predevelopment condition will be partially changed.
Slight	Minor loss or alteration of one or more key elements, features and characteristics of the baseline condition, such that the baseline condition will be similar to the predevelopment circumstance.
Negligible	Very minor loss or alteration to one or more key elements, features and characteristics of the baseline condition, such that the changes are barely distinguishable.

### 4.2.2 Sensitivity of Landscape

Sensitivity of landscape is a function of the susceptibility of the landscape receptor to change and the value of the landscape receptor. It should be noted that high value receptors do not necessarily mean that there is a high susceptibility to all types of change.

Level of Sensitivity	Definition of Sensitivity
High	Important landscape components susceptible to small changes
Medium	Moderately valued landscape tolerant of some change
Low	A relatively unimportant landscape tolerant of change.
Negligible	Degraded landscape tolerant of major change

### 4.2.3 Magnitude of Visual Change

Visual receptors are people and visual effects have been assessed using the following thresholds in order to evaluate the significance of impact. The magnitude of impact of the view is based on the overall extent of visibility. Factors such as distance from the development, duration of impact, screening, angle of view, backdrop to the development and extent of other built development are considered in respect of the magnitude of view.

<b>Level of Magnitude</b>	<b>Definition of Magnitude</b>
Substantial	Major changes in view for many observers
Moderate	Many observers but moderate change. Major changes but fewer observers
Slight	Few Observers affected. Minor change in view
Negligible	No noticeable change in view

# Landscape

## Landscape and Visual Impact Assessment

### 4.2.4 Definition of Receptor Visual Sensitivity

Visual sensitivity depends upon the extent to which attention is focused on views and visual amenity and receptor susceptibility to changes in view. Certain views that are experienced may have a value attached to them. Such views may be specifically recognised through planning designations or in relation to heritage assets, or may be indicated on maps or in guidebooks. For the purposes of this assessment the following will be used in defining visual sensitivity.

Level of Magnitude	Definition of Magnitude
High	Users of strategic rights of way, cycle paths, etc. important cultural, physical or historic features; views from beauty spots, picnic areas and principal settlements and residential properties. Places where the attention of the users may be focussed on the landscape
Medium	Other public rights of way; views seen by people passing through the landscape, e.g. by train or car
Low	People engaged in outdoor activities other than for the appreciation of the landscape
Negligible	Views from industrialised areas

#### 4.2.5 Significance of Impact

The significance of impact can be expressed as a correlation between magnitude of change and landscape or visual sensitivity in a single matrix to determine significance as shown in the adjacent table. However, it must be noted that the matrix is not in itself a substitute for judgement, for which an allowance must be made. The calculation of a significance impact need not be unacceptable or negative. Where possible, an assessment is made as to whether the significance of impact is positive or negative, although in some cases the change is neither positive nor negative. Although mitigation measures are often proposed where the significance of impact is Minor or None, it is the Major and Major/Moderate categories which provide the highest level of significance in terms of impact on the landscape and visual resources. Therefore, it is the Major and Major/Moderate categories that are considered 'significant impacts'.

Landscape or visual sensitivity	Magnitude of Landscape Change/Visual Impact			
	Substantial	Moderate	Slight	Negligible
<b>High</b>	Major	Major/Moderate	Moderate	Moderate/Minor to None
<b>Medium</b>	Major/Moderate	Moderate	Moderate/Minor	Minor to None
<b>Low</b>	Moderate	Moderate/Minor	Minor	Minor/None to None
<b>Negligible</b>	Moderate/Minor	Minor	Minor/None	None

# Landscape

—

## Key views

### 4.3 Key views

The key views of the site have been determined by public locations primarily to the north and south of the site. A total of 13 key viewpoints were identified having walked the surrounding areas and these are identified on the 2 plan extracts (A and B)

The area's baseline characteristics have been fully recognised throughout the design process. The site is located within the developed envelope of the established built-up limits to the west and north, bounding the open field system to the east. It has an established planted boundary to the north, south and west.

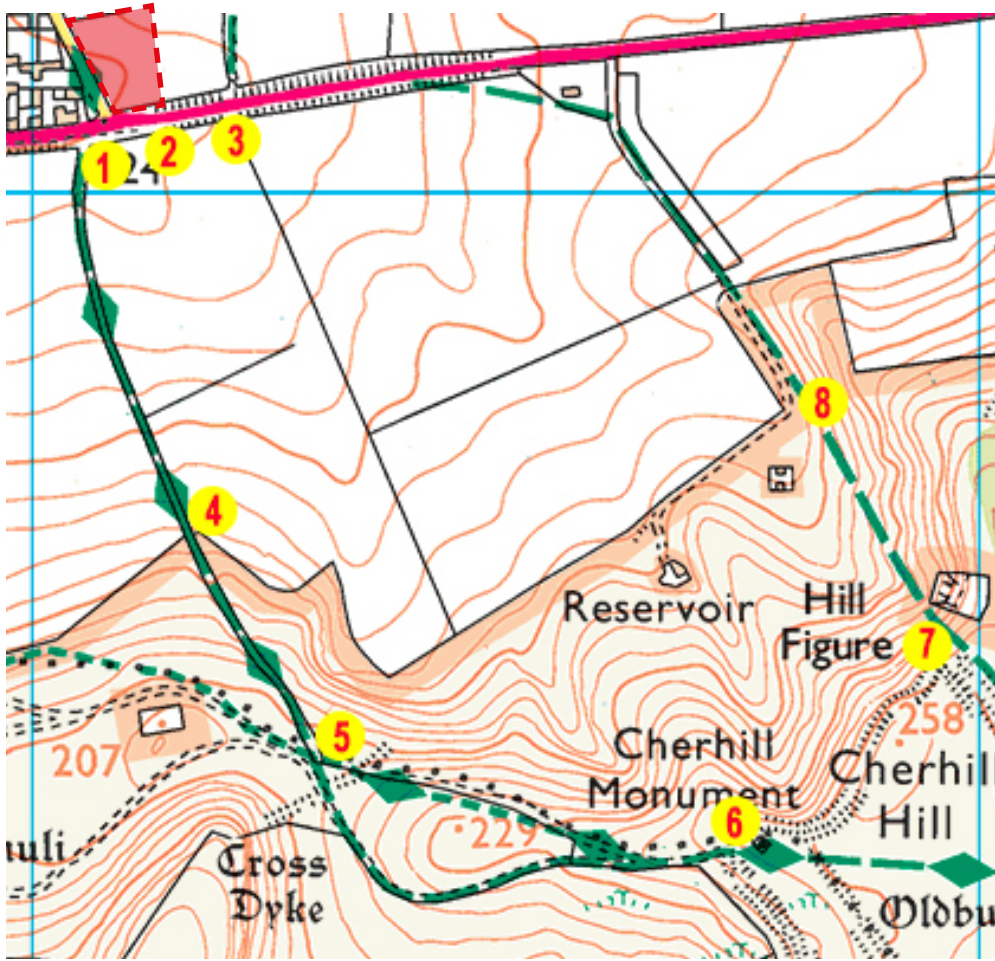
It is a discrete location, separate from the village's wider and open setting and furthermore does not intrude into the dominant open chalk escarpment on the opposite side of the A4 where the White Horse is an important aspect of the landscape. The

boundary to the south, along the main A4 is very sparse, whereas to Park Lane it is both taller and thicker.

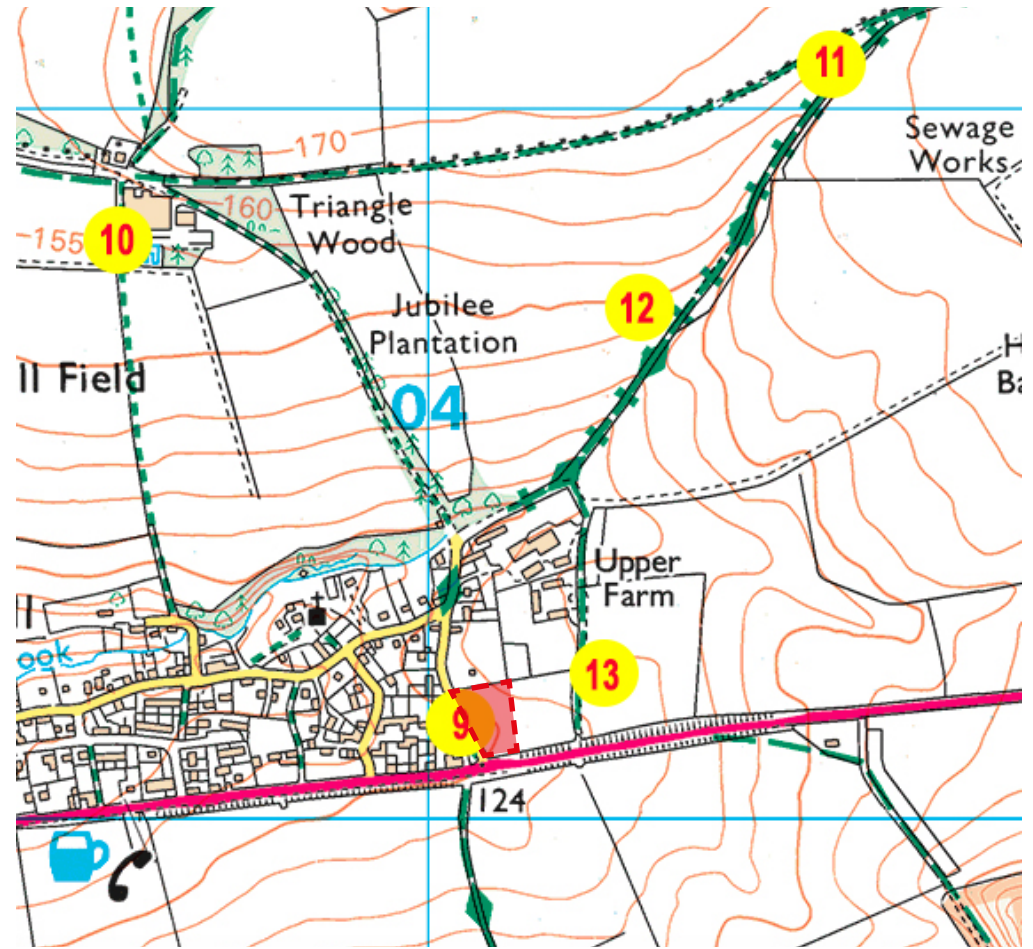
The site is part of the wide-open and undulating farmland within which Cherhill represents a tightly defined built-up island.

It will be necessary to ensure that the new village hall site strengthens the distinction and tight grain of the village, without diminishing the wider landscape's open characteristics. There is an existing gated access onto Park Lane that will be the focus for the new access to the village hall's new car park, positioned in the lowest part of the site, which has a 'bowled' topography rising to the north and west.





Plan Extract A



Plan Extract B

 New village hall

# Landscape

## Viewpoint Findings

### 4.3 Viewpoints

The selected viewpoints can be used to predict possible impacts from publically accessible areas. All photographs were taken using a 50mm focal length lens on a camera with a full-frame sensor. There has therefore been so sensor cropping and the view represents most accurately the views as seen by the human eye. The pictures were indeed taken at eye height (165cm), directly towards the centre of the site.

The photographs were taken over the period of 30th November and 1st December 2016. Accordingly, it is not necessary to have to factor in seasonality as part of the assessment as these are the most open views likely.

The selected viewpoints are considered to be appropriate for the scale of the development and the prevailing topography and land cover. It is acknowledged though that in the overall public realm these are representative and not totally exclusive.

### 4.3.1 View Point 1

In this short distance view the site comprises rising land beyond the road junction in the foreground. The visual context is dominated by the open field beyond, which is diffused by the hedgerow tree in the centre of the view. The farm buildings to the north also form a strong visual boundary.

The new village hall will be visible to the north of the junction, and probably up to the field's skyline.



#### Landscape Effects:

<b>Change to landscape characteristics</b>	Minor
<b>Magnitude of change in the landscape</b>	Slight
<b>Sensitivity of landscape</b>	Low
<b>Significance of landscape impact</b>	Minor Negative pre-mitigation Minor post mitigation

#### Visual Effects:

<b>Magnitude of visual change</b>	Moderate
<b>Receptor visual sensitivity</b>	Medium
<b>Significance of impact</b>	Minor Negative pre-mitigation Minor post mitigation

#### Mitigation:

- Strengthen existing and introduce new boundary planting with traditional hedgerow species and individual hedgerow trees.
- Include planting within the site to diffuse views.

# Landscape

## Viewpoint Findings

### 4.3.2 View Point 2

Short distance, open view of wider field system across main A4 highway. The road is a dominant feature and presence. The site and proposed Village Hall will be visible within the built up backdrop to the west as part of the rising land.



#### Landscape Effects:

<b>Change to landscape characteristics</b>	Minor
<b>Magnitude of change in the landscape</b>	Slight
<b>Sensitivity of landscape</b>	Low
<b>Significance of landscape impact</b>	Minor Negative pre-mitigation Minor post mitigation

#### Visual Effects:

<b>Magnitude of visual change</b>	Moderate
<b>Receptor visual sensitivity</b>	Medium
<b>Significance of impact</b>	Minor Negative pre-mitigation Minor post mitigation

#### Mitigation:

- Strengthen existing and introduce new boundary planting with traditional hedgerow species and individual hedgerow trees.
- Include planting within the site to diffuse views.

### 4.3.3 View Point 3

The man-made backdrop in this short distance view is more visible approaching Cherhill from the east. It is significantly diffused though by the boundary planting evident. In this context the Village Hall will be positioned towards the lowest part of the field's slope, increasing its assimilation within the surrounding established backdrop, distinct from the open land in the foreground.



#### Landscape Effects:

<b>Change to landscape characteristics</b>	Minor
<b>Magnitude of change in the landscape</b>	Slight
<b>Sensitivity of landscape</b>	Low
<b>Significance of landscape impact</b>	Minor Negative pre-mitigation Minor post mitigation

#### Visual Effects:

<b>Magnitude of visual change</b>	Moderate
<b>Receptor visual sensitivity</b>	Medium
<b>Significance of impact</b>	Minor Negative pre-mitigation Minor post mitigation

#### Mitigation:

- Strengthen existing and introduce new boundary planting with traditional hedgerow species and individual hedgerow trees.
- Include planting within the site to diffuse views.

# Landscape

## Viewpoint Findings

### 4.3.4 View Point 4

Moving away from the short distance views the site has a dominant open field characteristic and tree planted backdrop with large agricultural buildings evident. The nearby housing provides an obvious man-made context to the west. The site is nestled in the wider valley landform.



#### Landscape Effects:

<b>Change to landscape characteristics</b>	Moderate/minor
<b>Magnitude of change in the landscape</b>	Moderate
<b>Sensitivity of landscape</b>	Medium
<b>Significance of landscape impact</b>	Moderate Negative pre-mitigation Moderate/Minor post mitigation

#### Visual Effects:

<b>Magnitude of visual change</b>	Moderate
<b>Receptor visual sensitivity</b>	Medium
<b>Significance of impact</b>	Minor Negative pre-mitigation Minor post mitigation

#### Mitigation:

- Strengthen existing and introduce new boundary planting with traditional hedgerow species and individual hedgerow trees.
- Include planting within the site to diffuse views.

### 4.3.5 View Point 5

The view is now a long distance one from high ground and includes a substantial part of the built up physical limits of Cherhill contextually. The site is clearly part of the wider green open field system to the east and is contained by the strong vegetation to the north together with the more obvious man-made elements to the west. Buildings in the wider setting to the north are now apparent as the view is wider.



#### Landscape Effects:

<b>Change to landscape characteristics</b>	Moderate/minor
<b>Magnitude of change in the landscape</b>	Moderate
<b>Sensitivity of landscape</b>	Medium
<b>Significance of landscape impact</b>	Moderate Negative pre-mitigation Moderate/Minor post mitigation

#### Visual Effects:

<b>Magnitude of visual change</b>	Moderate
<b>Receptor visual sensitivity</b>	Medium
<b>Significance of impact</b>	Minor Negative pre-mitigation Minor post mitigation

#### Mitigation:

- Strengthen existing and introduce new boundary planting with traditional hedgerow species and individual hedgerow trees.
- Include planting within the site to diffuse views.

# Landscape

## Viewpoint Findings

### 4.3.6 View Point 6

Long distance views from the Ridgeway at the Cherhill Monument. Vast panoramic views present as a flat landscape. The built up linear form of Cherhill is the most dominant man-made aspect of the landscape and appears to wrap around the site so that the new building proposed will be subsumed as part of the man-made context without detracting from the retained open field immediately to the east.



#### Landscape Effects:

<b>Change to landscape characteristics</b>	Moderate/minor
<b>Magnitude of change in the landscape</b>	Moderate
<b>Sensitivity of landscape</b>	Medium
<b>Significance of landscape impact</b>	Moderate Negative pre-mitigation Moderate/Minor post mitigation

#### Visual Effects:

<b>Magnitude of visual change</b>	Moderate
<b>Receptor visual sensitivity</b>	Medium
<b>Significance of impact</b>	Minor Negative pre-mitigation Minor post mitigation

#### Mitigation:

- Strengthen existing and introduce new boundary planting with traditional hedgerow species and individual hedgerow trees.
- Include planting within the site to diffuse views.



### 4.3.7 View Point 7

Long distance view completing the footpath circuit to and back from the Cherhill Monument. As the topography lowers and Cherhill is seen more from the east the site's sub-division from the existing field is foreshortened and seen as a logical extension to the existing built-up pattern extending to the west.



#### Landscape Effects:

<b>Change to landscape characteristics</b>	Moderate/minor
<b>Magnitude of change in the landscape</b>	Moderate
<b>Sensitivity of landscape</b>	Medium
<b>Significance of landscape impact</b>	Moderate Negative pre-mitigation Moderate/Minor post mitigation

#### Visual Effects:

<b>Magnitude of visual change</b>	Moderate
<b>Receptor visual sensitivity</b>	Medium
<b>Significance of impact</b>	Minor Negative pre-mitigation Minor post mitigation

#### Mitigation:

- Strengthen existing and introduce new boundary planting with traditional hedgerow species and individual hedgerow trees.
- Include planting within the site to diffuse views.

# Landscape

## Viewpoint Findings

### 4.3.8 View Point 8

This lower-level distance view foreshortens the site's open character and increases the dominance of the wooded background. Enclosure to the site is increased from this lower-level easterly view.



#### Landscape Effects:

<b>Change to landscape characteristics</b>	Minor
<b>Magnitude of change in the landscape</b>	Slight
<b>Sensitivity of landscape</b>	Low
<b>Significance of landscape impact</b>	Minor Negative pre-mitigation Minor post mitigation

#### Visual Effects:

<b>Magnitude of visual change</b>	Moderate
<b>Receptor visual sensitivity</b>	Medium
<b>Significance of impact</b>	Minor Negative pre-mitigation Minor post mitigation

#### Mitigation:

- Strengthen existing and introduce new boundary planting with traditional hedgerow species and individual hedgerow trees.
- Include planting within the site to diffuse views.

### 4.3.9 View Point 9

Short distance view from Park Lane immediately in front of the site. Views across the site are significantly defused by boundary planting. The rising ground though beyond is apparent on which the new village Hall will be built as a dominant foreground change.



#### Landscape Effects:

<b>Change to landscape characteristics</b>	Major
<b>Magnitude of change in the landscape</b>	Substantial
<b>Sensitivity of landscape</b>	Medium
<b>Significance of landscape impact</b>	Moderate Negative pre-mitigation Moderate post mitigation

#### Visual Effects:

<b>Magnitude of visual change</b>	Substantial
<b>Receptor visual sensitivity</b>	Medium
<b>Significance of impact</b>	Moderate Negative pre-mitigation Moderate post mitigation

#### Mitigation:

- Strengthen existing and introduce new boundary planting with traditional hedgerow species and individual hedgerow trees.
- Include planting within the site to diffuse views.

# Landscape

## Viewpoint Findings

### 4.3.10 View Point 10

Long distance and open view from north east on rising ground looking over Cherhill towards Cherhill Monument dominating skyline beyond.



Landscape Effects:

<b>Change to landscape characteristics</b>	Negligible
<b>Magnitude of change in the landscape</b>	Negligible
<b>Sensitivity of landscape</b>	Moderate
<b>Significance of landscape impact</b>	Negligible

Visual Effects:

<b>Magnitude of visual change</b>	Negligible
<b>Receptor visual sensitivity</b>	Medium
<b>Significance of impact</b>	Negligible

Mitigation:

<ul style="list-style-type: none"><li>• Not applicable</li></ul>
--

#### 4.3.11 View Point 11

Long distance view from footpath to north east across open field system. Site not discernible beyond vegetation features looking west.



#### Landscape Effects:

<b>Change to landscape characteristics</b>	Negligible
<b>Magnitude of change in the landscape</b>	Negligible
<b>Sensitivity of landscape</b>	Moderate
<b>Significance of landscape impact</b>	Negligible

#### Visual Effects:

<b>Magnitude of visual change</b>	Negligible
<b>Receptor visual sensitivity</b>	Medium
<b>Significance of impact</b>	Negligible

#### Mitigation:

<ul style="list-style-type: none"><li>• Not applicable</li></ul>
--

# Landscape

## Viewpoint Findings

### 4.3.12 View Point 12

Travelling south west from view point 11 views of the site are obscured by the established land form and planting along the footpath. The scarp landscape and Cherhill Monument beyond are the dominant features.



#### Landscape Effects:

<b>Change to landscape characteristics</b>	Negligible
<b>Magnitude of change in the landscape</b>	Negligible
<b>Sensitivity of landscape</b>	Moderate
<b>Significance of landscape impact</b>	Negligible

#### Visual Effects:

<b>Magnitude of visual change</b>	Negligible
<b>Receptor visual sensitivity</b>	Medium
<b>Significance of impact</b>	Negligible

#### Mitigation:

- Not applicable

### 4.3.13 View Point 13

This is a short distance view where views towards the site are obscured effectively in total by the tall and well established boundary planting as part of the wider field system.



#### Landscape Effects:

<b>Change to landscape characteristics</b>	Negligible
<b>Magnitude of change in the landscape</b>	Negligible
<b>Sensitivity of landscape</b>	Moderate
<b>Significance of landscape impact</b>	Negligible

#### Visual Effects:

<b>Magnitude of visual change</b>	Negligible
<b>Receptor visual sensitivity</b>	Medium
<b>Significance of impact</b>	Negligible

#### Mitigation:

<ul style="list-style-type: none"><li>• Not applicable</li></ul>
--

# Landscape

## Viewpoint Findings

### 4.3.14 Viewpoint findings

The site is located as part of a larger open field at the edge of the village and more specifically within a salient of land that is effectively wrapped around by the physical limits of the village/man-made features to the north, south and east.

The landscape is a sensitive one being part of the North Wessex Downs Area of Outstanding Natural Beauty. Within that landscape the site for the new Village Hall has a wide zone of visual influence, however the physical backdrop and close relationship to the village's built up limits will ensure that it will be assimilated as a logical built addition to the mix of man-made and natural features that already combine in this area. Indeed, the new building has been designed to echo its rural fringe location and wider agricultural setting.

The opportunity exists to soften the physical change by strengthening the existing and new site boundaries with traditional native hedge planting and dispersed hedgerow trees. Further diffused planting within the site will assist to assimilate the new building as part of the village's setting.

A full concept for the landscaping strategy completes this aspect of the development's acceptability assessment and has similarly been derived from the heritage assessment made. Despite being located in the countryside the chosen site will be sensitively assimilated as part of the village's logical rounding off, distinct from the more open land beyond. It is of course necessary to use a reasonable sized area of land to accommodate the new building and therefore the design approach deliberately reflects a rural standalone building contrasting with the village housing nearby.



# Landscape

## Site Landscape Strategy

### 4.4.1 New hedgerows

*(to east and south of site)*

The new hedgerows provide separation to the open field to the east and the main road to the south. Hedging plants are to be 60-80 cm high and the species shall comprise: Field Maple, Hazel, Hawthorn, Spindle, Beech and Dog Rose

The hedge is to be maintained for a period of 5 years following planting, ensuring adequate watering and fertilising is carried out to ensure good establishment and that all dead, diseased or damaged plants are replaced annually where required.

### 4.4.2 Existing hedgerows

*(front of site, west side)*

The hedgerow is to be coppiced to rejuvenate growth for future layering.

### 4.4.3 Green roof

The green roof shall allow the building to become embedded within the landscape, in particular when viewed from the Cherhill (Oldbury) White Horse Hill figure.

The roof shall be a semi-intensive green roof, formed of:

- Grass species (20% of roof); and
- Wild flower species (80% of roof)

The planting on the roof will take a year to establish and shall follow a strict maintenance regime during its development.

### 4.4.4 Trees

Trees shall form a deep, thick evergreen boundary around the site, acting as a noise control both to and from the site. Please refer to site plan (on following page) for tree planting schedule.

### 4.4.5 Shrubs

Please refer to site plan (on following page) for shrub planting schedule. Shrubs shall be planted in a combination of rows (box plants within the car park and entrance) and at random (all others across site).

### 4.4.6 Wild flower meadow

*(in existing grassland)*

The wild flower meadow allows the land around the building to feel mature and well established. It shall be formed from the distribution of wild flower seed and shall be mowed frequently during the first year. In future years maintenance shall follow that of the green roof, i.e. cutting in summer and repeating in autumn if the grass grows high.

More detail can be found in the Planting Schedule, Specification and Maintenance Plan provided as a separate document.

Height of bank varies from  
0.8 - 1.2 metres high

**Section A-A**  
Scale 1:50



- TREES**  
 Ac *Acer campestre*  
 Al *Amelanchier lamarckii*  
 Ca *Corylus avellana*  
 Cm *Crateagus monogyna*  
 FsD *Fagus sylvatica* Dawyck Gold  
 Fs *Fagus sylvatica*  
 Ms *Malus sylvestris*  
 Ps *Prunus x subhirtell* Autumnalis  
 Sa *Sorbus aria*
- SHRUBS**  
 Bs *Buxus sempervirens*  
 Ct *Choisya x dewittiana* 'Aztec Pearl'  
 Cs *Cytisus scoparius*  
 Ha *Helleborus angustifolia*  
 Pl *Prunus* 'Otto Luyken'  
 Vo *Viburnum opulus* 'Compactum'
- BULBS**  
 Np *Narcissus pseudonarcissus*

Revisions  
 Revision A - Amendments following meeting with architects 27.02.2017  
 Revision B - Amendments following meeting with architects 20.03.2017

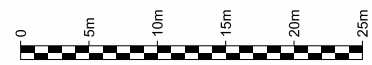
**Project**  
**CHERRILL VILLAGE HALL**

Client  
 Cherhill Village Hall

Drawing Title  
**Planting Plan**

To be read with Planting Schedule,  
 Specification and Maintenance  
 Plan

Drawing no. CVI/01 Rev. B  
 Date February 2016  
 Scale 1:250 @ A2



Site plan indicating landscape strategy



## 5.0

# Archaeology and Heritage

# Archaeology

—

## Overview

### 5.1 Overview

As required under the Neighbourhood Planning Regulations (2012), (regulation 22 (1) (d)), an archaeological statement, as per regulation 22 (2) (a) (b) (c) (the full text of which is included with the project library) has been prepared by Cotswold Archaeology.

The evaluation executed was carried out in accordance with a detailed Written Scheme of Investigation produced by TALITS and approved by the County Archaeologist.

No archaeological features are recorded within the development site itself, although a number of archaeological remains are recorded in close proximity.

An evaluation at Bell Farm nearby in 1996 revealed five ditches believed to date to the Iron Age, Roman and medieval periods. Extensive ground disturbance though is thought to have occurred within the new

Village Hall site in the north western part during the modern period, associated with the raising and levelling of the A4,

Furthermore, a geophysical survey of the site undertaken by TALITS (January 2016) found no evidence of archaeological features. The only recorded feature was a known water pipe.

The field work evaluation comprises three trenches, and deposits were assessed for their palaeoenvironmental potential. However no deposits were identified that required sampling.

#### 5.1.1 The Evaluation

The evaluation identified a medieval ditch and post-medieval spread of chalk rubble.

Ditches identified in Trench 1 contained material dating to the late 11th to 16th centuries and it is likely that these ditches

relate to agricultural land management and/or division. The re-cutting of the ditch is indicative of maintenance and suggests a sustained period of use.

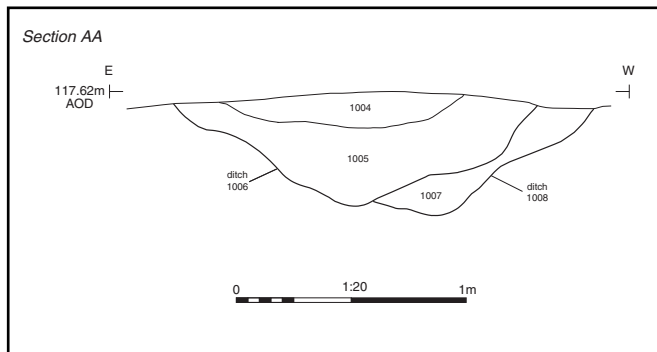
The chalk rubble layer identified at the north-western end of Trench 1 contained a single shard of late 17th to 18th century pottery. It is possible that this deposit relates to the domestic buildings recorded within the site on the 1843 Tithe Map and may be associated with their construction or demolition. No further evidence relating to the buildings was recorded, which are likely to have been entirely removed in the modern period, possibly during construction work associated with raising and levelling the A4 adjacent to the site.

#### 5.1.2 Conclusion

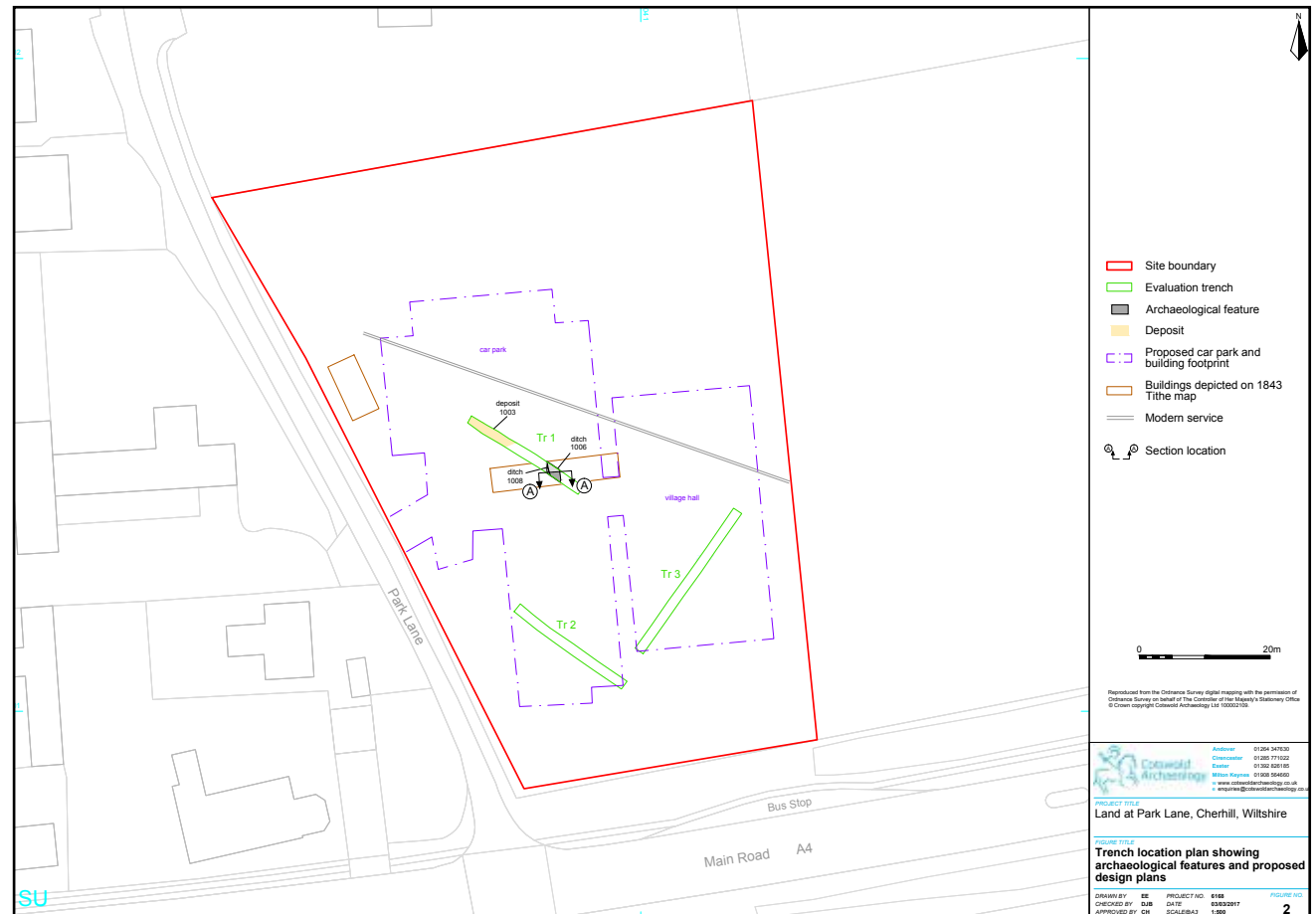
The new Village Hall site is not an archaeologically sensitive one, limiting its redevelopment as proposed.

Following completion of the assessment the County's Archaeologist was consulted. Despite being happy with the report it was felt that further work in terms of a watching brief on the stripping of the footings for the new building should be conditioned. Accordingly the suggested condition has been included at section 2.2 above to address this matter.

The full Archaeological Evaluation report is provided as a separate document.



Trench 1: section  
(courtesy of Cotswold Archaeology)



Trench location plan showing archaeological features and proposed design plans  
(courtesy of Cotswold Archaeology)

# Heritage

## Overview

### 5.2 Overview

With regard to the heritage environment the proposed site lies just outside the Cherhill Conservation Area, where there are glimpsed views of a Listed Building, Tudor Thatch to the north, and Bell Farm and associated buildings which are considered to be non-designated heritage assets to the west. JME Conservation Ltd were instructed to make an assessment of the significance of the affected heritage assets, (including the contribution made by the development site to their settings and significance), and also to assess the impacts of the development proposal upon their significance and setting. The statement attached with this Order also considers their contribution, (expanding on the landscape assessment made at Section 3.0) to the landscape and natural beauty of this part of the North Wessex Downs Area of Outstanding Natural Beauty.

### 5.2.1 The Statement of Significance

The Statement of Significance attached provides a proportionate assessment of those heritage assets' setting and significance as identified and assesses the impact of the proposed development in a similar manner on their setting and significance.

### 5.2.2 The Site

Despite the amount of 20th Century development in Cherhill, the historic settlement pattern, with its well defined pattern of narrow enclosed lanes and glimpsed views of houses through enclosing hedge boundaries is clearly evident and makes a valuable contribution to the character of the Conservation Area and particularly within the historic core of the village, around the church. The proposed development site at the eastern end of the village is positioned to the south of a Grade II Listed Tudor Thatch and Chalk Stones and makes a positive

contribution to the significance of this part of the Conservation Area. However, with the exception of a glimpsed view through the garden planting of Tudor Thatch, neither building can be seen in relation to the proposed development site and the site therefore make a neutral contribution to their setting and significance.

### 5.2.3 Views

Views across the site, particularly towards the Cherhill Monument, are considered to make an important contribution to the setting and significance of this part of the Conservation Area: furthermore the prominently-positioned Bell Farmhouse which is a non-designated heritage asset, positioned at the eastern edge of the village makes a valuable contribution to the significance of this part of the Conservation Area. Overall, as the more detailed analysis attached shows the proposed development will cause less than significant harm to



the setting and significance of this part of Cherhill Conservation Area and the setting of the non-designated Bell Farmhouse. Once the planting/landscaping mitigation works have been carried out though it is considered that the development will in fact have only a minor adverse impact on the setting and significance of this part of the Conservation Area and a neutral affect upon the character of the Area of Outstanding Natural Beauty, and the setting of those designated heritage assets identified.

#### **5.2.4 Conclusion**

The scheme has been very carefully designed to minimise adverse impacts and the less than significant harm identified in the report will on balance be more than outweighed by the proposal's full raft of sustainable benefits including the public benefit arising from the provision of the village hall as a high quality community asset in accordance with the advice at paragraph 134 to the National

Planning Policy Framework.

More detail can be found in the Statement of Significance and Heritage provided as a separate document.

6.0

# Ecology

# Ecology

—

## Overview

### 6.1 Overview

The Phase 1 Habitat Survey identified that the potential impacts on protected wildlife species and habitats, as a result of the planned development, are considered to be 'low'. Moreover, in addition to the landscape strategy associated with the proposed development which will enhance the existing boundary planting, such landscape mitigation measures will also enhance the ecological environment.

#### 6.1.1 Consultation

Direct consultation with the Council's Ecology Officer, Mr J Taylor, following discussion of the Phase 1 Habitat Survey prepared by the Bat Consultancy beforehand suggested that as a precautionary principle a Great Crested Newts' mitigation strategy/precautionary methods of work statement should be prepared. The original Phase 1 survey and subsequent addendum precautionary report

are appended to this order.

#### 6.1.2 Mitigation strategy

The Council advised that on a 'precautionary' basis given that although local concern was raised about the potential for newts present on site and it could not be confirmed that this is any legitimate concern the mitigation plan would address the worst case and demonstrate there is no obstacle to the development proceeding on grounds of biodiversity. Ostensibly the mitigation strategy attached therefore addresses the adoption of a construction method to take reasonable measure to reduce the risk of an offence impacting on a protected species, such as newts on site.

More detail can be found in the Habitat Survey provided as a separate document.

### 6.2. EIA and Habitats Regulation Screening

Wiltshire Council Planning Department has been consulted on the possible need for an Environmental Impact Assessment (EIA) and a Habitat Regulations Assessment. The Council has conducted a screening assessment on both of these and concluded that neither are required. Ruling letters are provided as separate documents.



7.0

# Consultation Statement

# Consultation statement

—

## Overview

### 7.1 Introduction

The Consultation Statement accompanies this Order and has been prepared to fulfil the obligations of the Neighbourhood Planning Regulations 2012. Section 15(2).

Part 5 of the Regulations sets out what a Consultation Statement should contain:

- a. *Details of the persons and bodies who were consulted about the proposed Community Right to Build Order (CRTBO).*
- b. *An explanation of how they were consulted.*
- c. *Summary of the main issues and concerns raised by the persons consulted.*
- d. *Description of how these issues and concerns have been considered and, where relevant, addressed in the proposed order.*

### 7.2 Summary

In complying with the requirements of the legislation the project team's consultation activities have had 2 principal strands: consultations within the community and those with external agencies.

Throughout the project the project team has sought to involve the village community as much as possible at all stages of project development so that villagers were kept up to date with progress and had opportunities via surveys, presentations, consultation sessions and village events to feed back views to the project team. To engage with as wide a range of people as possible, the project team has used a variety of communication and consultation techniques both online, via a dedicated project website and forum, and traditional hard copy including posters, leaflets delivered to homes and articles in local publications.

External agencies have been consulted throughout the project with their active involvement and advice being sought.

Full details of the consultations undertaken, the feedback received and actions taken are provided as a separate document in support of this CRTBO bid document.





**make**

Make  
32 Cleveland Street  
London W1T 4JY

T +44(0)20 7636 5151  
[info@makearchitects.com](mailto:info@makearchitects.com)  
[www.makearchitects.com](http://www.makearchitects.com)