

**make**

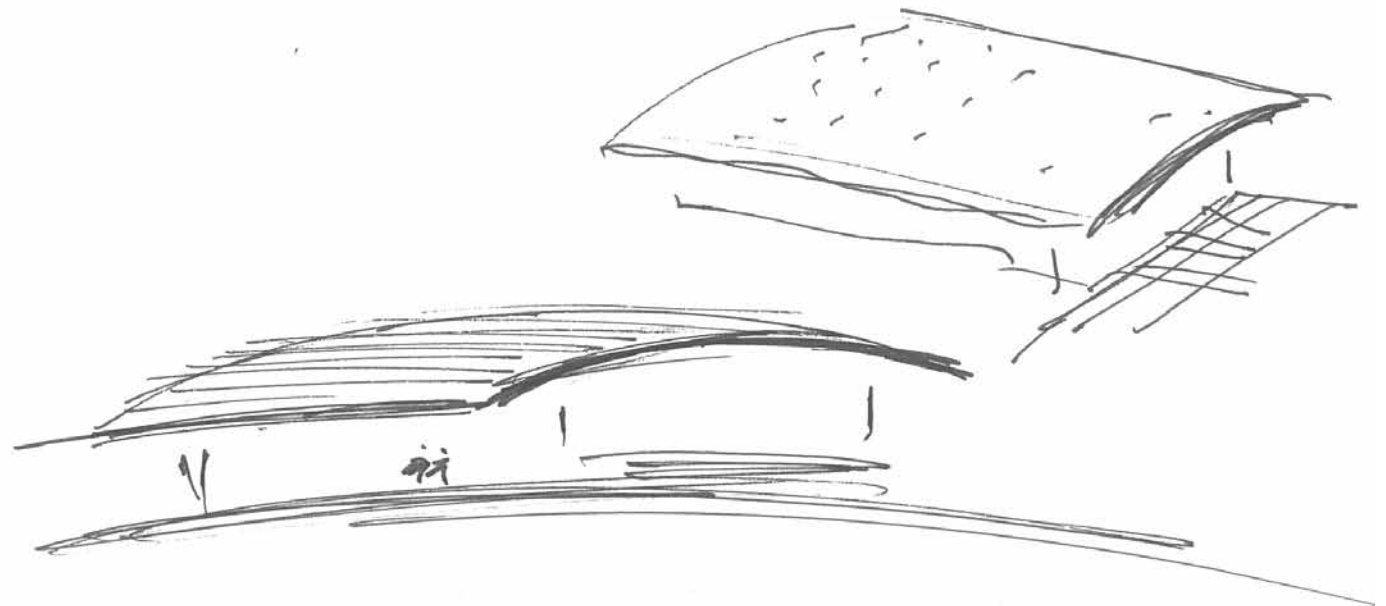


# Cherhill Village Hall

## Community Right to Build Order

**Date**  
13 June 2017

**Stage/Revision Number**  
DRAFT





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

## Executive summary

For some years Cherhill Village Hall aspired to having a new hall built 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.

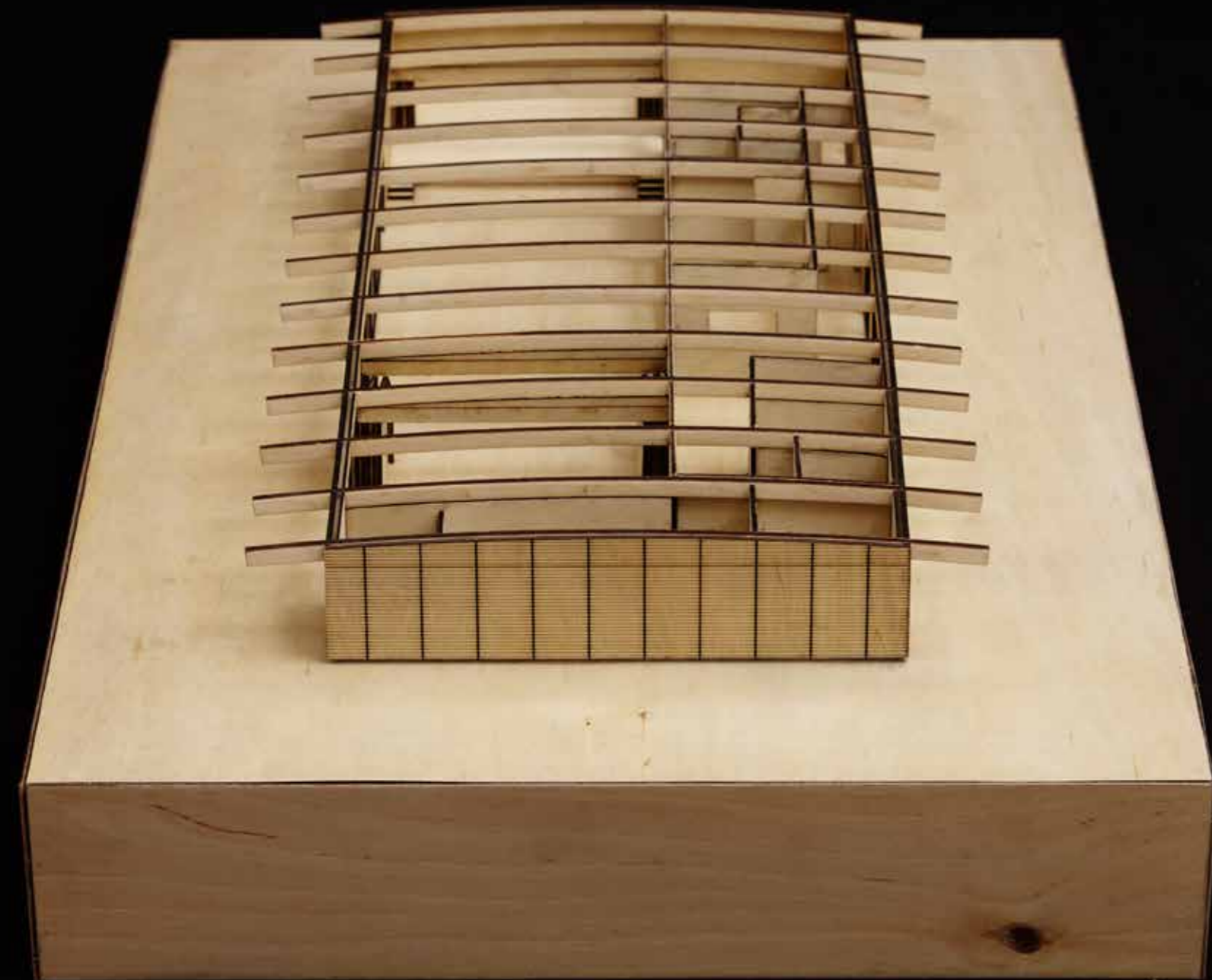
A project team was formed and it was decided to use the Community Right to Build Order process, in part to ensure that every eligible resident in the village could have their say in the project through referendum and also to take advantage of government grants for such projects.

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 Committee
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*

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*View of the site from the Cherhill Monument*

# Introduction

# Introduction

## Document overview

### 1.1 Purpose of this Document

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 content 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 - provides the Basic Conditions Statement to show how the proposal meets the framework of local and national planning policies.
- Section 8 – comprises the Consultation Statement and provides a record of consultation both with the local community and other parties which informed the project's development.
- Section 9 – appendices.

### 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 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 located within an Area of Outstanding Natural Beauty. 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. None were willing to sell but in any case the Park Lane site was considered to offer superior road and pedestrian access. The Hills Group were also approached to see if the building by Lower Compton might be suitable. This was rejected due to:

- Hills only being willing to rent for a short term, not sell.
- The dilapidated state of the building.
- Its remoteness from Cherhill.

### 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 documented in Section 8 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-scale development for community benefit on a specific site in a neighbourhood area. This power means that the community

# Introduction

## Project overview

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

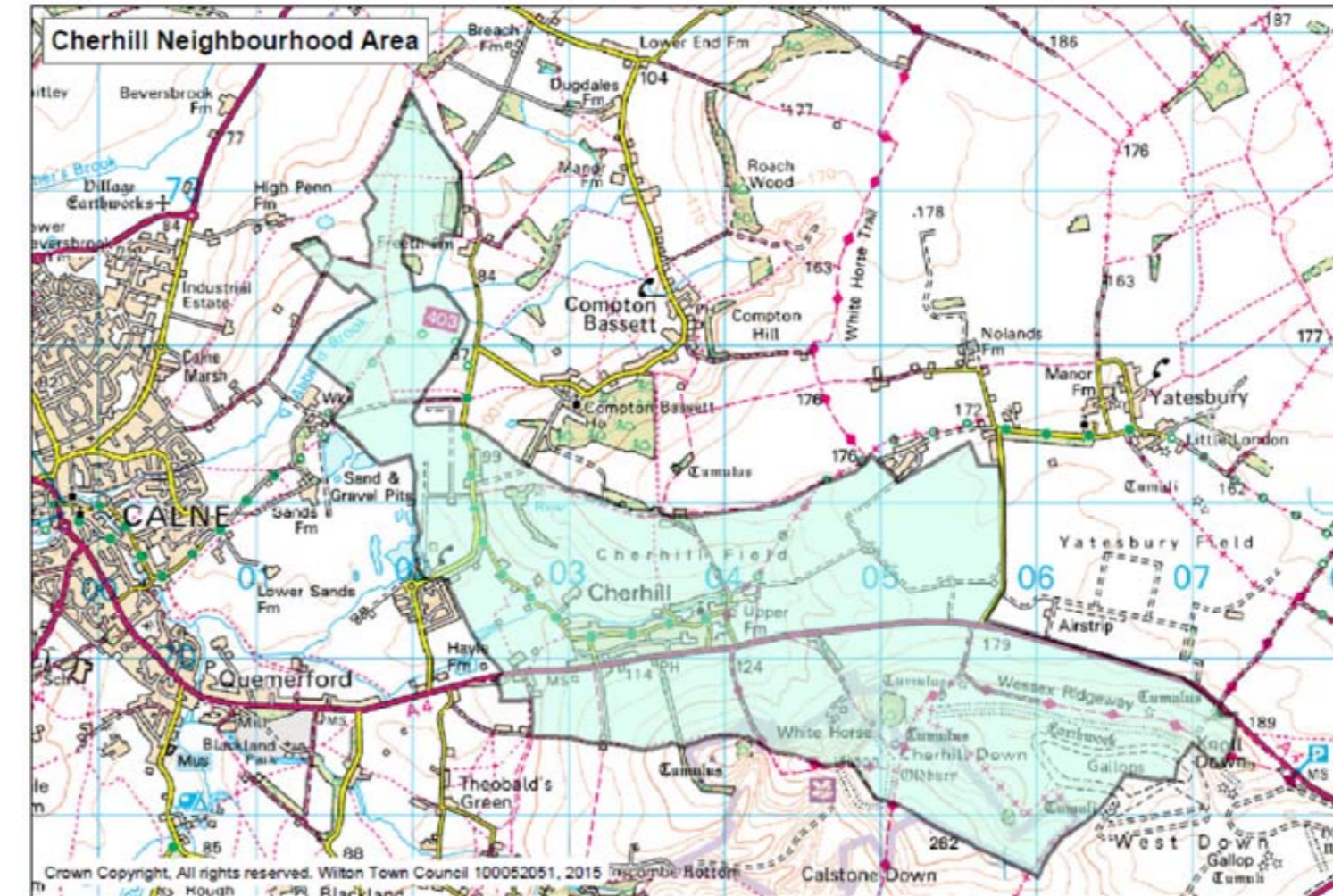
have the opportunity to decide whether or not to support the proposal. If over 50% of the villagers who vote support the proposal then the local authority (Wiltshire Council) will 'make' the Order, the equivalent of granting planning permission. This is a key milestone in bringing development to fruition.

### 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 included as an appendix.

The map adjacent displays the proposed Neighbourhood Area:



Map illustrating the Cherhill Neighbourhood Area

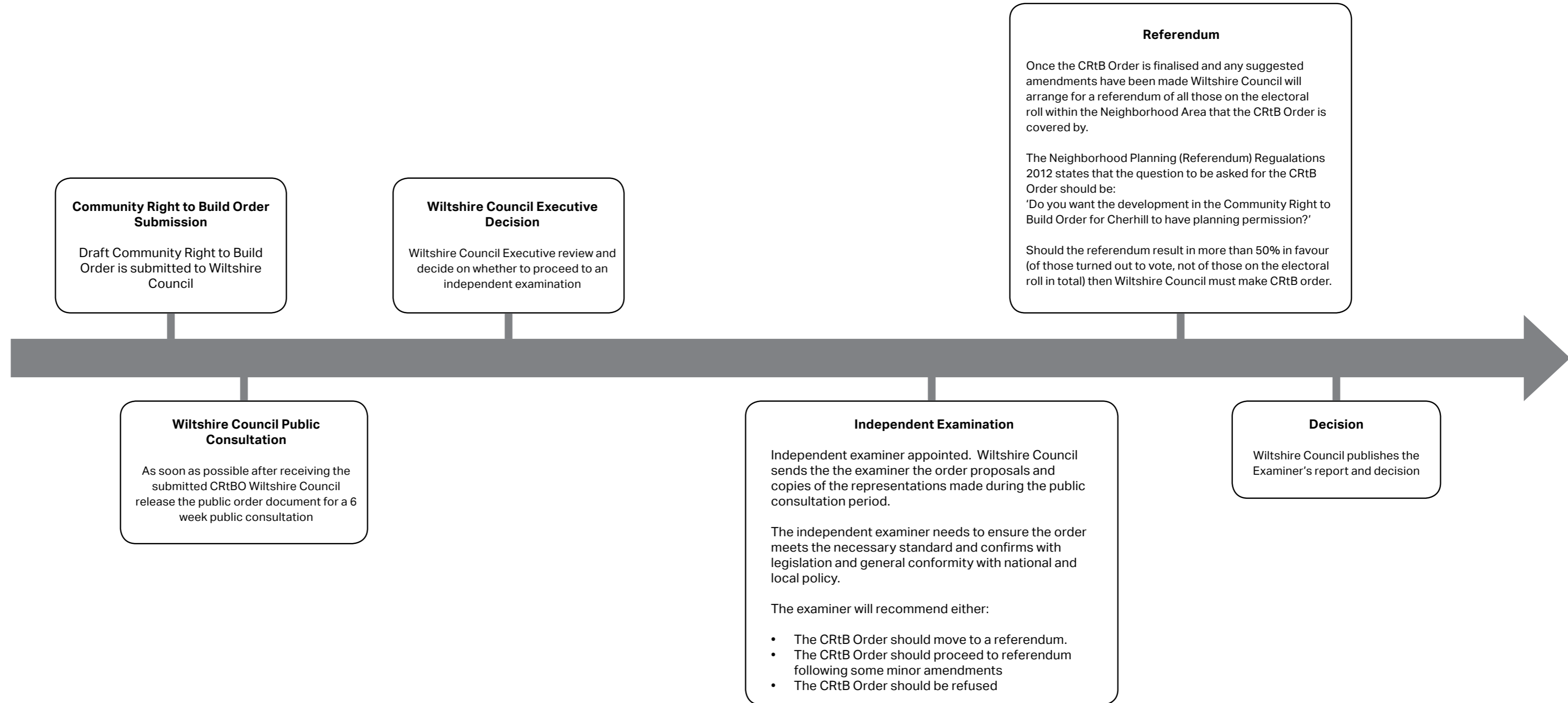


# The Order

# The Order

## The Process

### 2.1 The Process



# The Order

## Conditions

### 2.2 Conditions

In the event the Order is made it is anticipated that the following conditions should apply:

#### 2.2.1 Time Limit

The development hereby permitted shall begin before the expiration of ten 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 comprised in the approved landscaping shall be carried out as approved. 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 shall be submitted to and approved in writing by the Local Planning Authority before the development begins and the development shall be carried out as approved. Any amendments to the above once agreed must also be submitted and approved by the Local Planning Authority in writing, prior to any changes being made.

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

#### 2.2.6 Characterisation of Use

The development will be used as a village hall and for no other purpose.

*Reason: To ensure the development's use will always accord to its original design principles – to provide a high standard community facility for Cherhill.*

#### 2.2.7 Lighting

The external lighting proposed as part of this development shall comply with Institution of Lighting Engineers guidance Notes for the Reduction of Obtrusive Light Limitations for Exterior Lighting Installations.

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

#### 2.2.8 Highways

The village hall shall not be used until the access configuration, road widening, parking layout and vehicular circulation measures detailed in this Order have been actioned.

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

#### 2.2.9 Ecology

The development hereby permitted shall be carried out in accordance with the precautionary method of works prepared by The Bat Consultancy, dated January 2017, unless otherwise agreed in writing by the Local Planning Authority.

*Reason: In the interests of biodiversity.*

### **2.2.10 Archaeology**

No development to strip back and excavate the new building's footings/foundations 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 week before any such excavations are planned to be undertaken.

# 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:

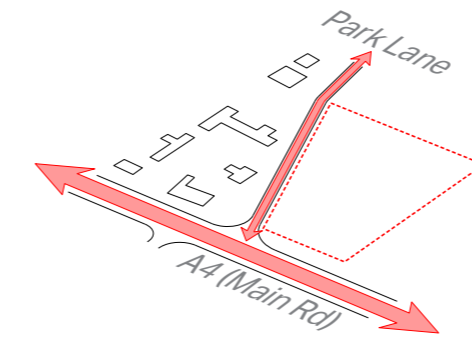
-  Site
-  White Horse
-  Cherhill Obelisk



Location map indicating the site and village of Cherhill

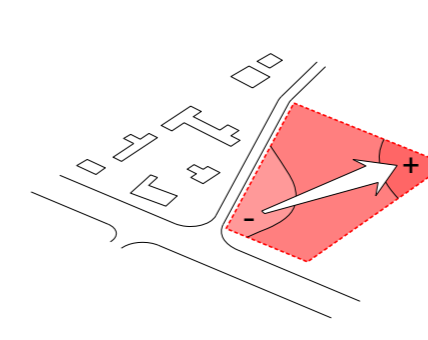
# Site context

## Analysis



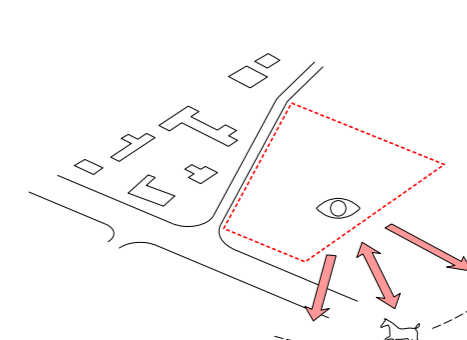
### 3.1.1 Accessibility

- 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



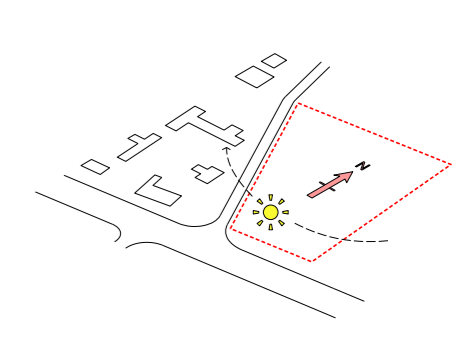
### 3.1.2 Topography

- 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



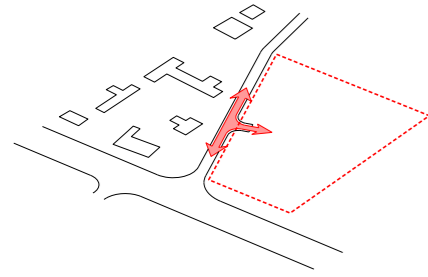
### 3.1.4 Orientation

- 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



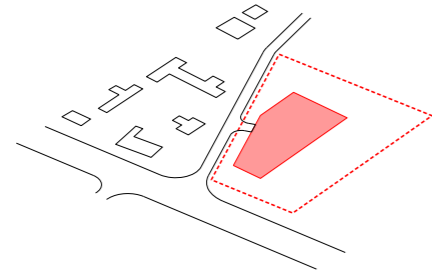
# Design process

## Site properties



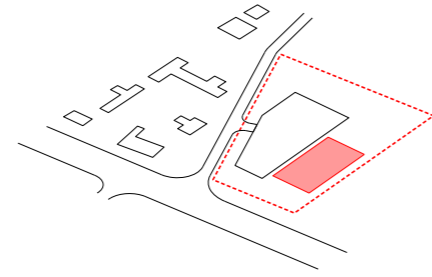
### 3.1.5 Access

- 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

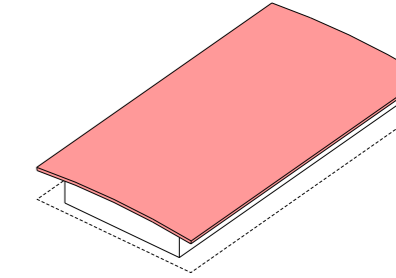
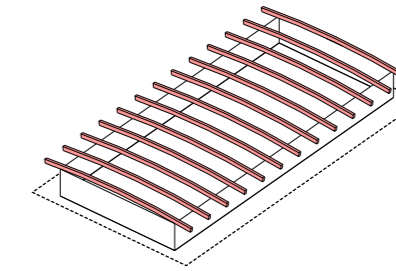
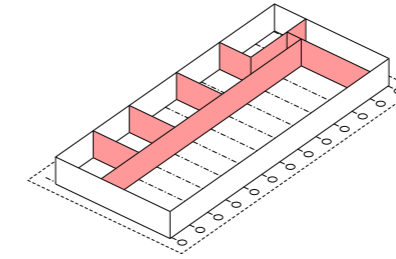
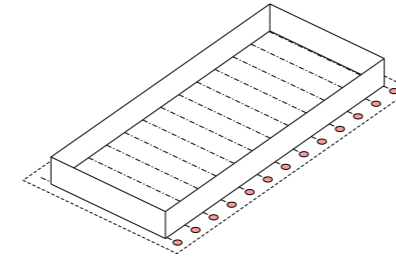
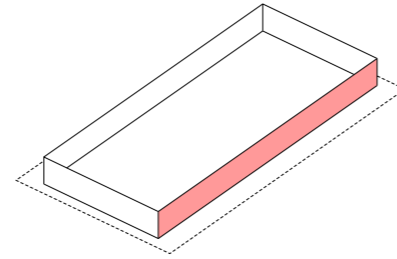
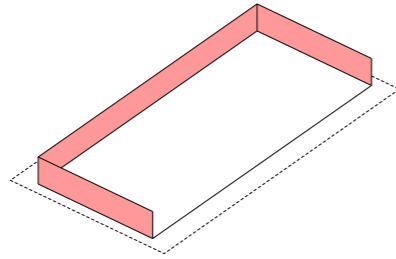
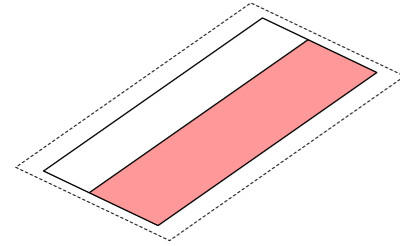
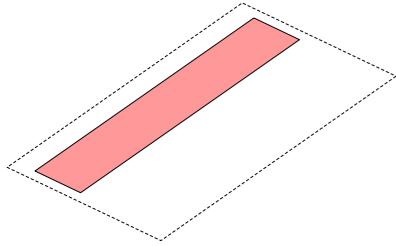


Illustrative view: main hall looking towards eastern exterior terrace



# 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

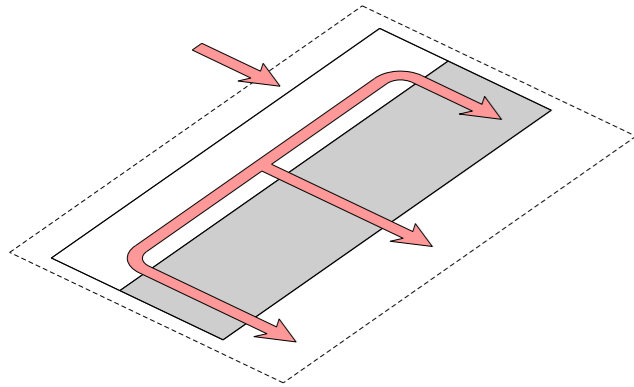
- Repeated roof members
- Spaced at 3.0m centres for logical relationship with interiors and facade
- Economical, strong and attractive material

### 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

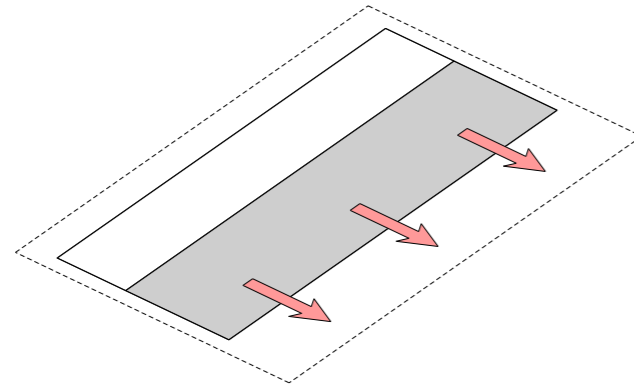
# Design process

## Layout



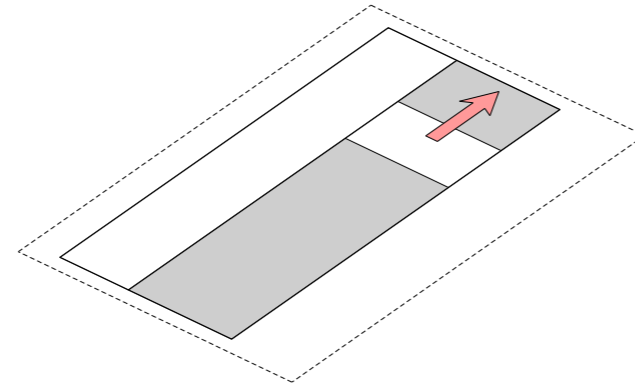
### 3.4.1 Generalised movements

- 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



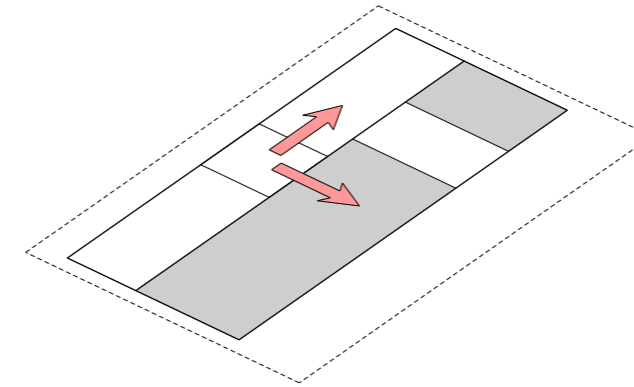
### 3.4.2 Halls views and access to exteriors

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



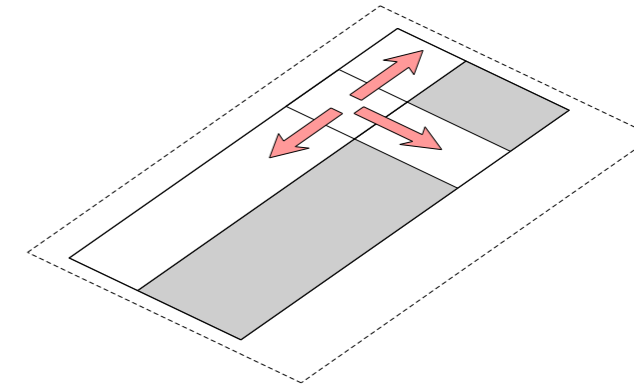
### 3.4.3 Halls utilised shared stores

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



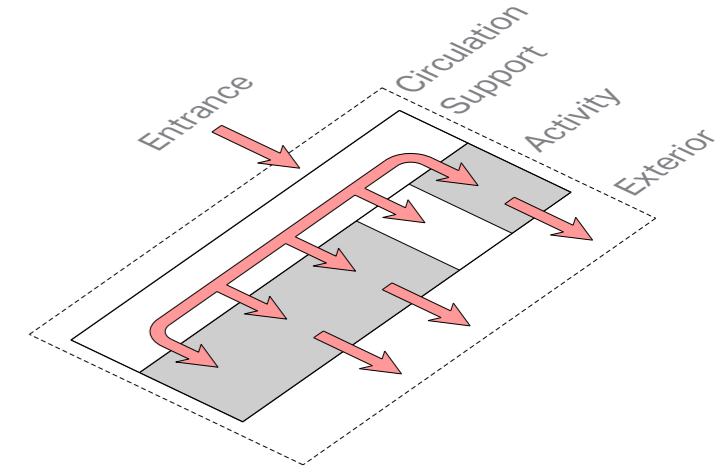
### 3.4.4 Bar / kitchen servicing hall and foyer

- 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

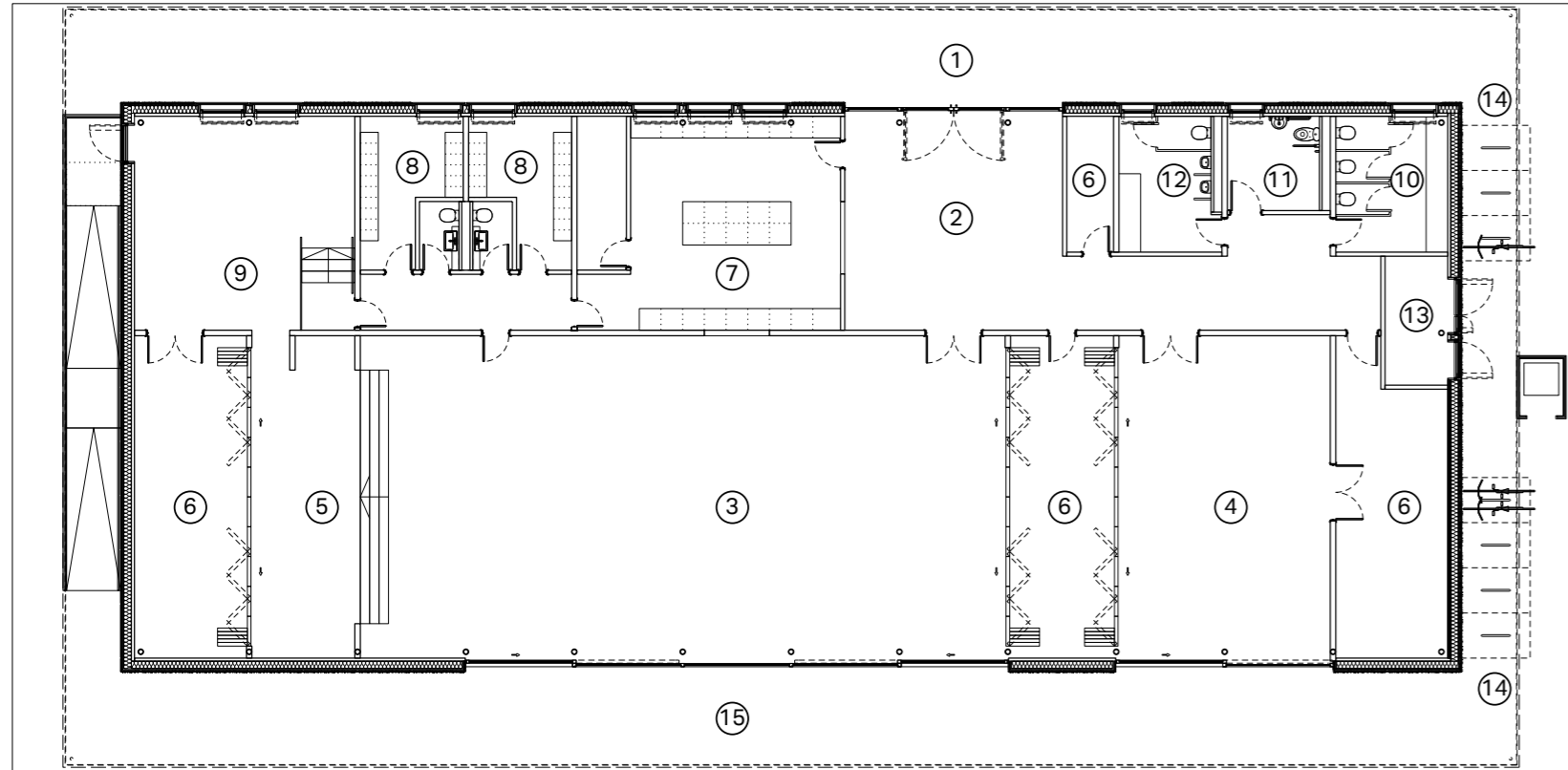


### 3.4.6 General circulation paths

- 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



General Arrangement floor plan

**Key:**

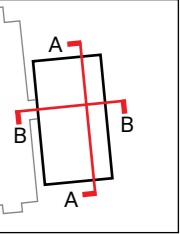
- 1. Entrance (outside)
- 2. Entrance (inside)
- 3. Hall 1
- 4. Hall 2
- 5. Stage
- 6. Store\*
- 7. Kitchen
- 8. Changing rooms
- 9. Green Room
- 10. WC (female)
- 11. WC (accessible)
- 12. WC (male)
- 13. Plant room
- 14. Cycle storage
- 15. External terrace



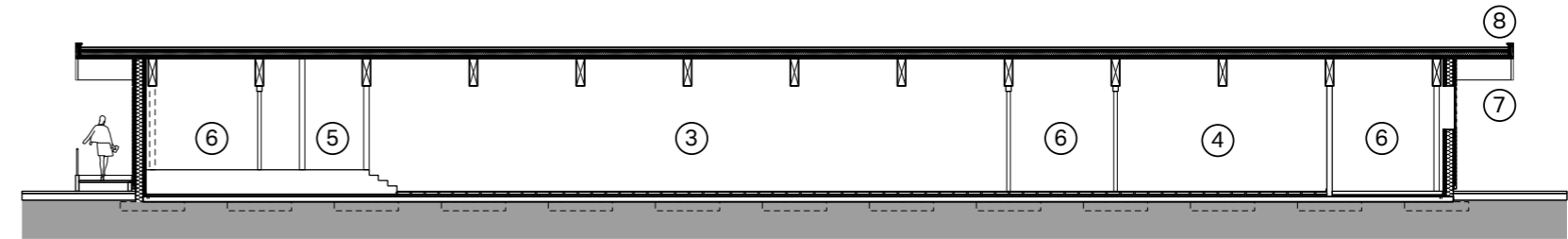
\*N.B. Combined area of storage rooms = c.82m<sup>2</sup>  
This includes dedicated storage for tables and chairs and for groups usage, e.g. theatre group scenery etc.

# Design proposal

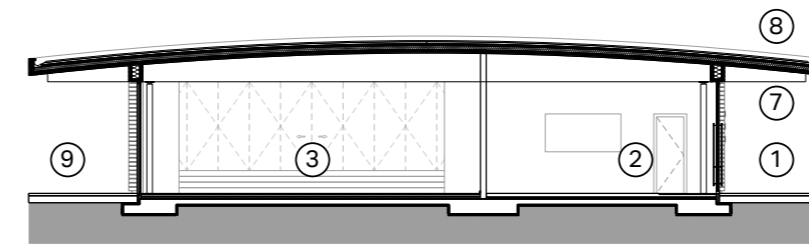
## GA sections



Key plan



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.

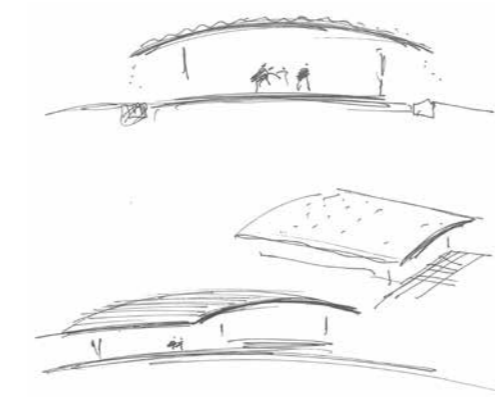
A lightly-curved green roof further acknowledges the rural location and is respectful of the view back from the White Horse Hill figure towards Cherhill. The open timber rain screen panels provide an order and a scale to the building.

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.

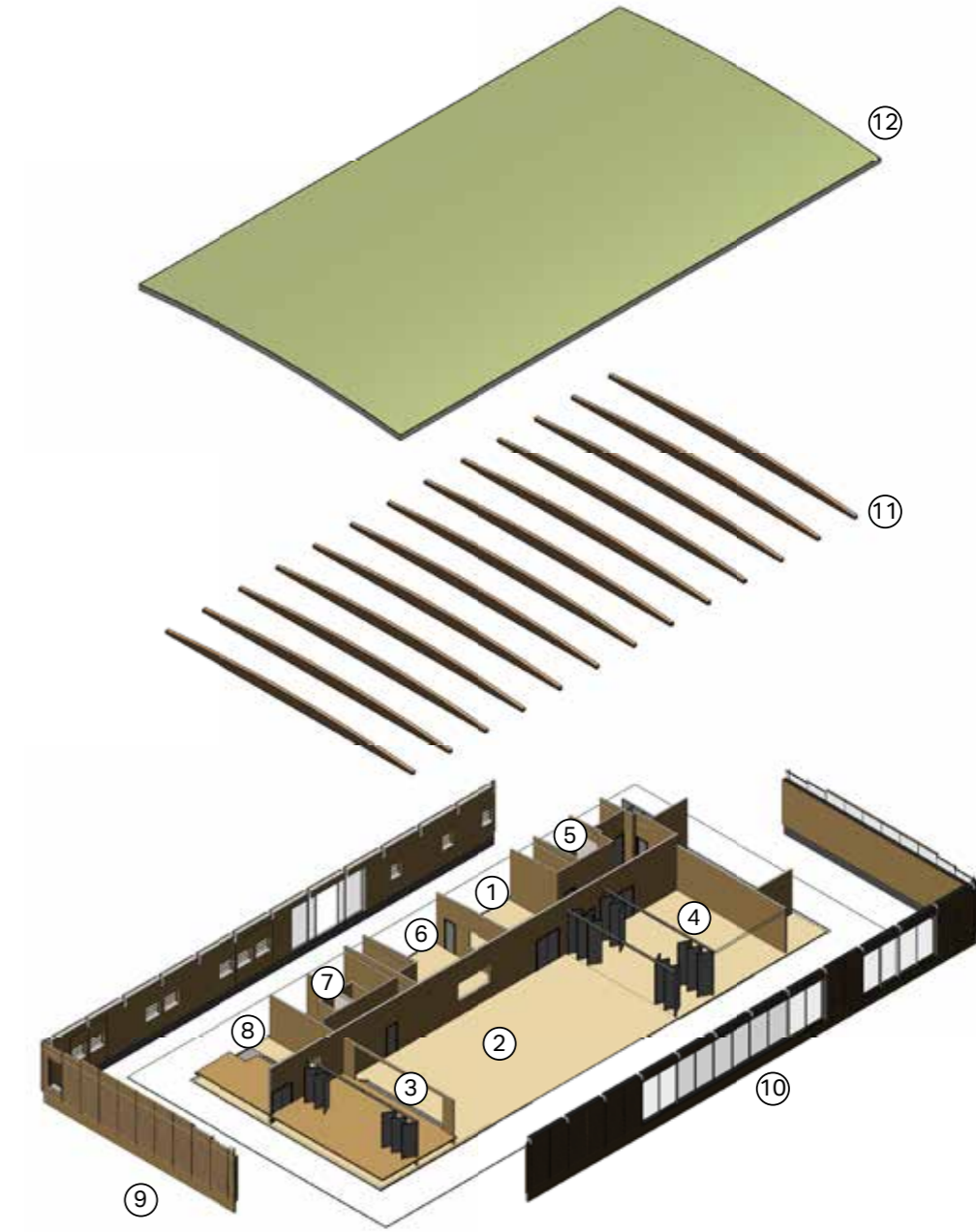


Photographs of physical model



#### 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

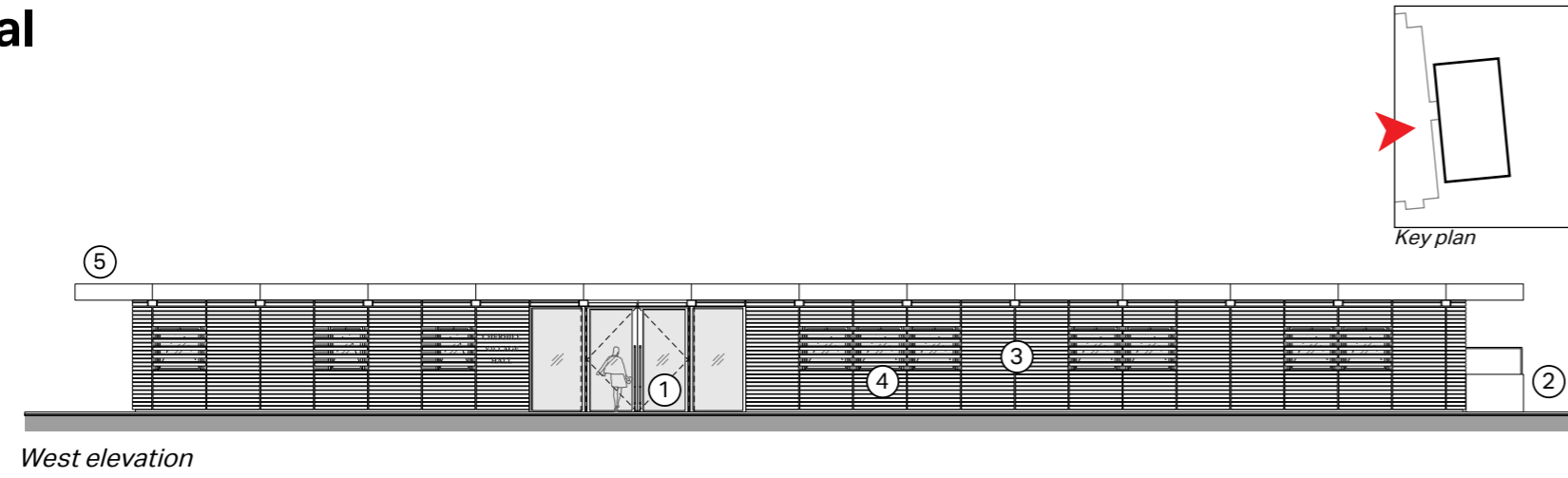


Exploded axonometric view: building components

# Design proposal

## West elevation

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



West elevation

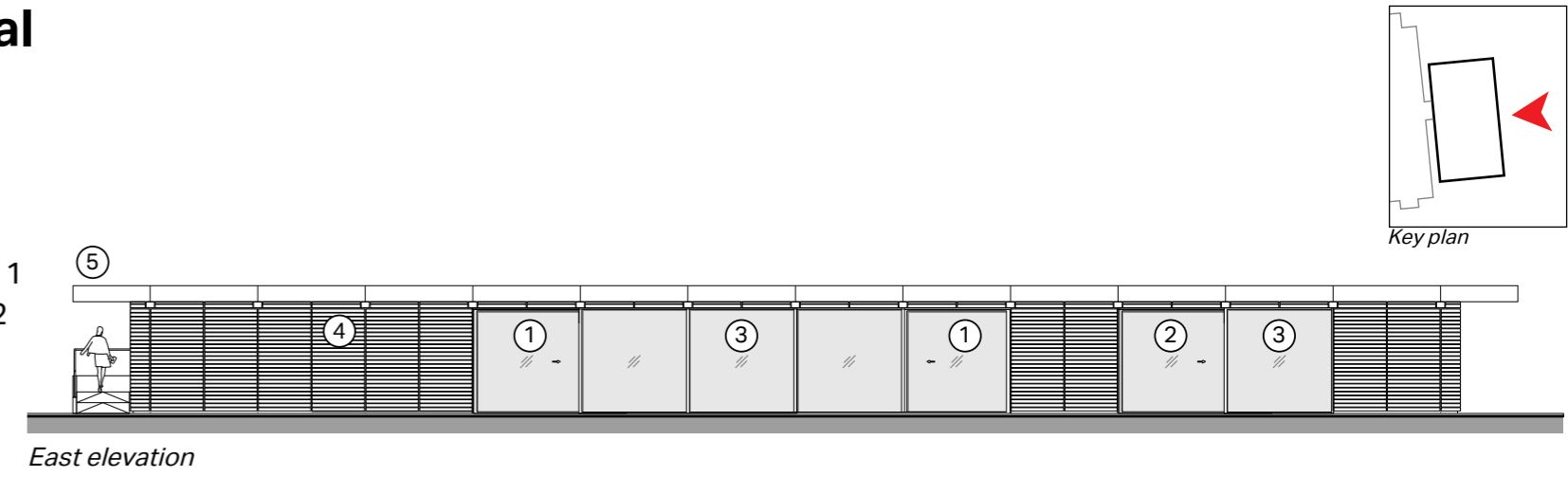


Illustrative view: west elevation (from Park Lane entry point)

# 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

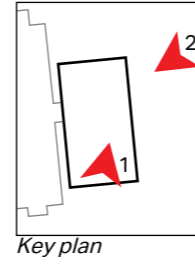


East elevation



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)



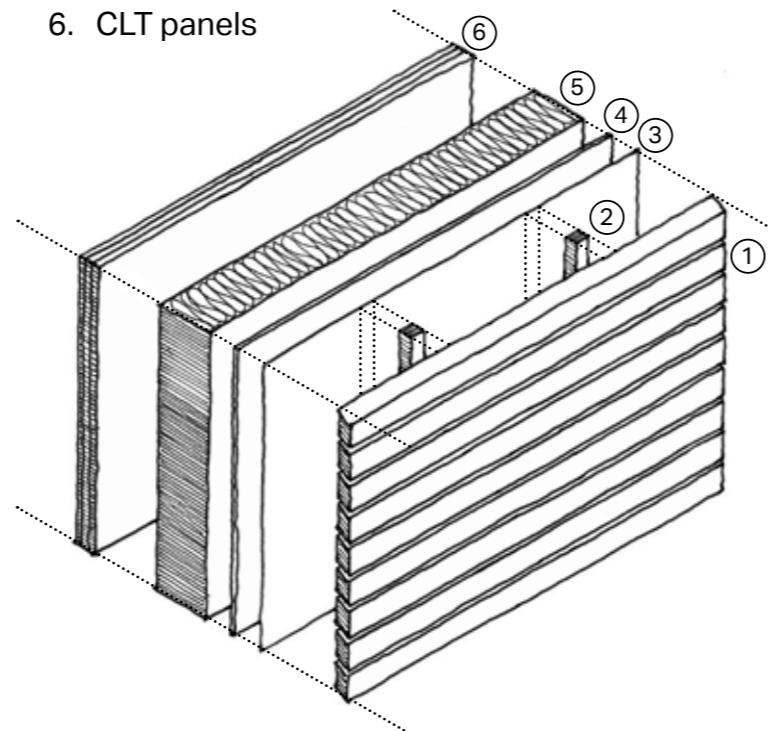
Kew House, Melbourne (VDG)



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.

#### 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).

#### 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.

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.

#### 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).

#### 3.7.6 Proposed parking

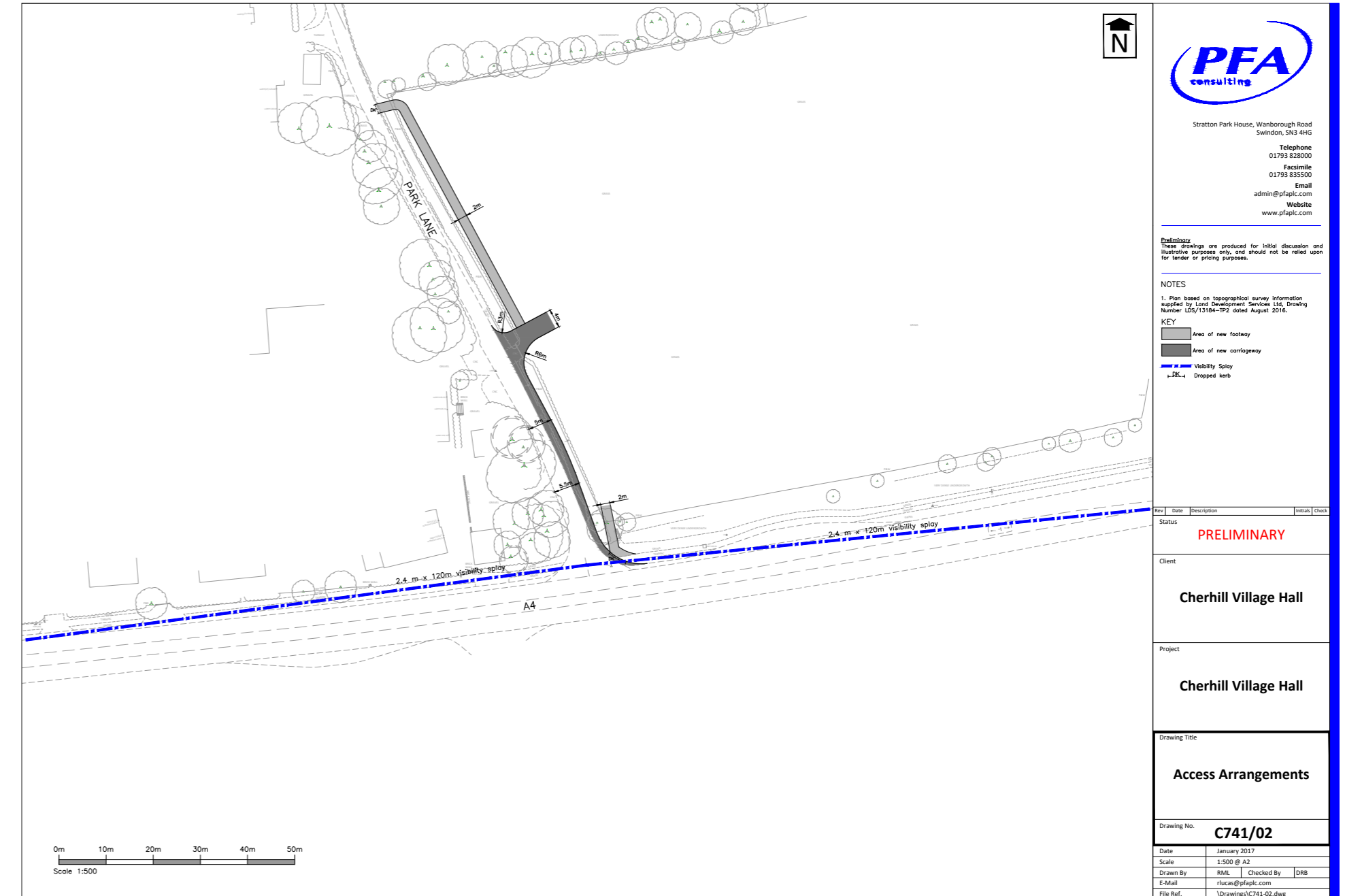
The arrangements at the new location will remove these existing parking issues, and parking for 45 spaces with 4 disabled spaces will be provided, in accordance with Wiltshire Council’s parking standards.



### 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 relevant appendix.



Access arrangements plan (courtesy of PFA Consulting)

# 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 sedum 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

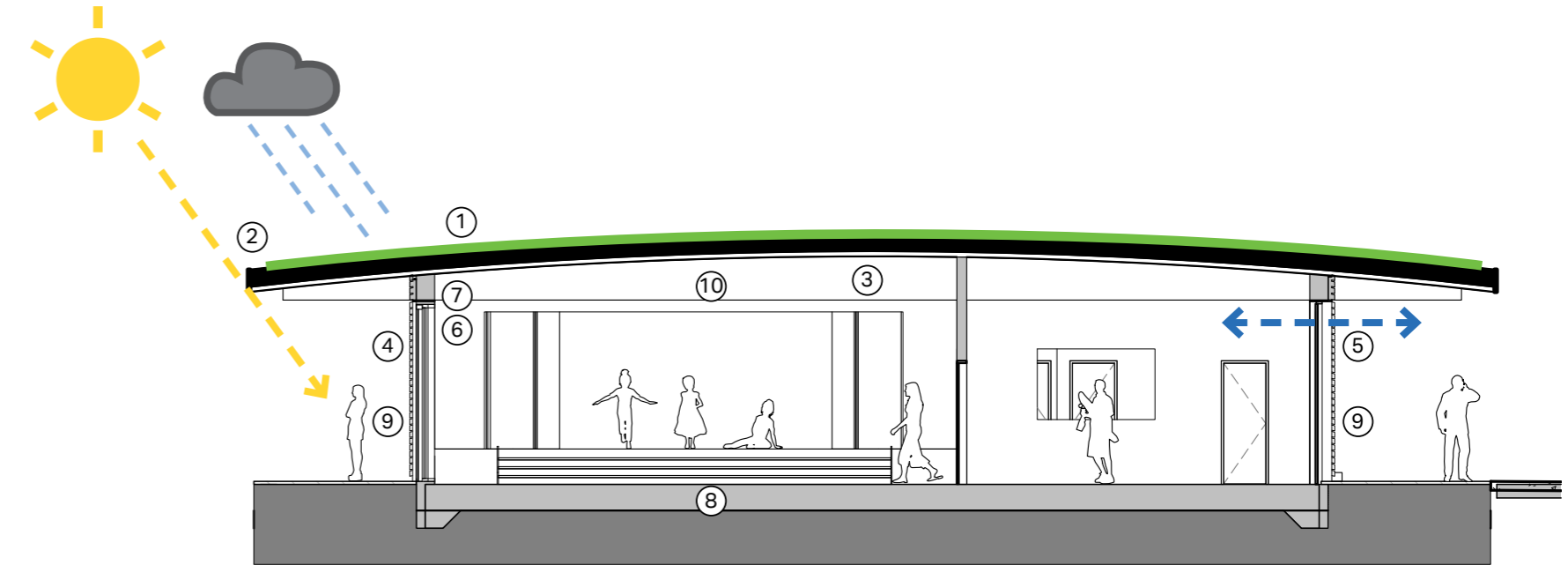
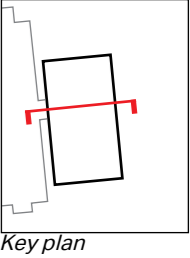
- Encourages walking and cycling to the venue
- Outside traffic avoids village, which, with the current hall, becomes heavily congested

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

# Landscape

# Landscape

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## 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.

### 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

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

# 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.

Level of Magnitude	Definition of Magnitude
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
High	Major	Major/Moderate	Moderate	Moderate/Minor to None
Medium	Major/Moderate	Moderate	Moderate/Minor	Minor to None
Low	Moderate	Moderate/Minor	Minor	Minor/None to None
Negligible	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)

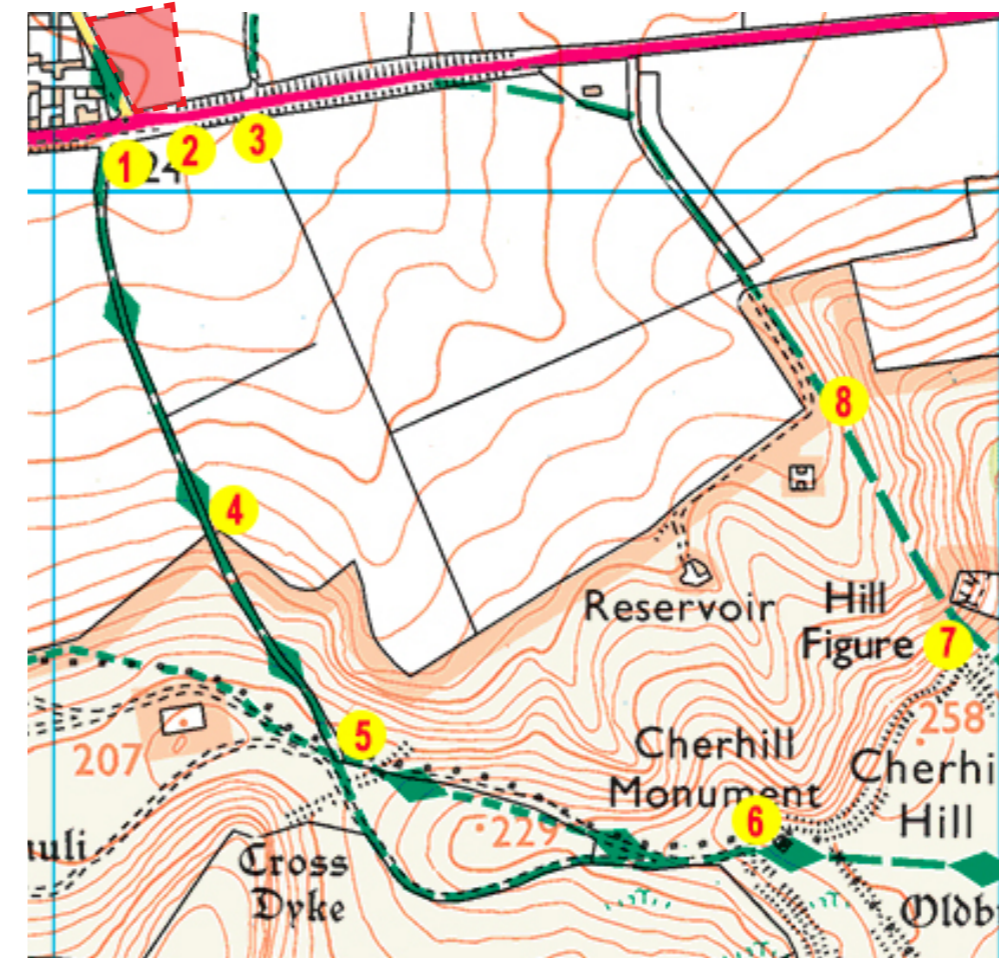
The area's baseline characteristics have been fully recognised throughout the design process. The site is located within the developed envelope of the established built-up limits to the west and north, bounding the open field system to the east. It has an established planted boundary to the north, south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

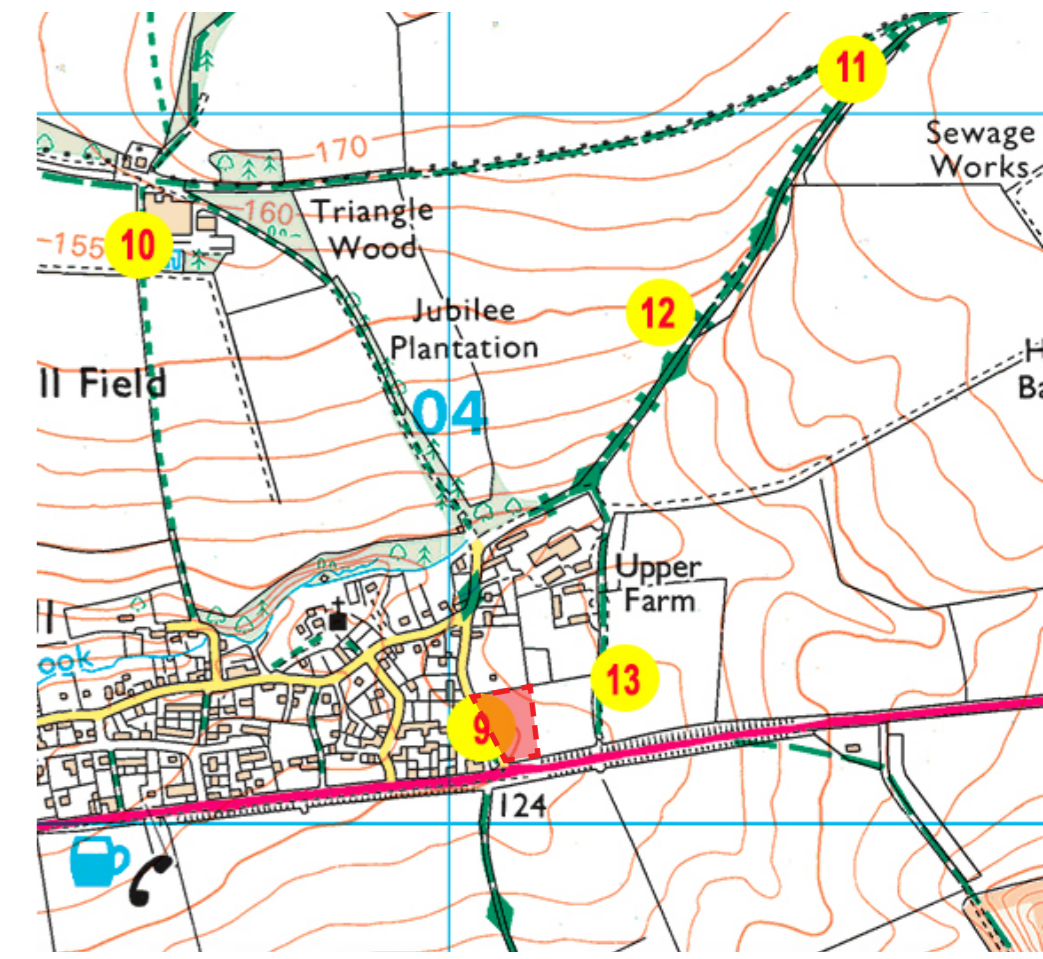
boundary to the south, along the main A4 is very sparse, whereas to Park Lane it is both taller and thicker.

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 sylvanian 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 sylvian 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:

- Not applicable



### 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:

- Not applicable



# 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:

- Not applicable



# 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 relevant appendix.



Site plan indicating landscape strategy



- TREES**
- Ac Acer campestra
  - Al Amelanchier lamarckii
  - Ca Corylus avellana
  - Cm Crataegus 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 dewitteana '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**  
 CHERHILL VILLAGE HALL

**Client**  
 Cherrill 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



# 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

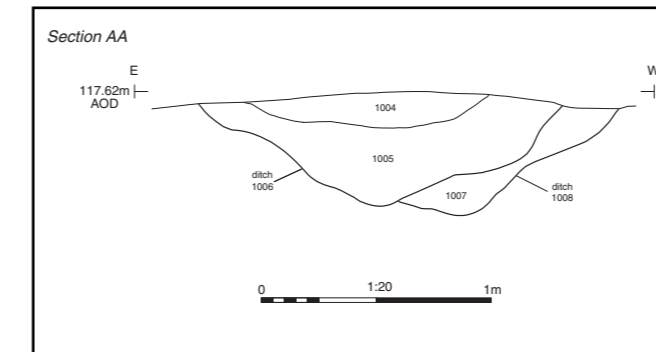
relate to agricultural land management and/or division. The re-cutting of the ditch is indicative of maintenance and suggests a sustained period of use.

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.

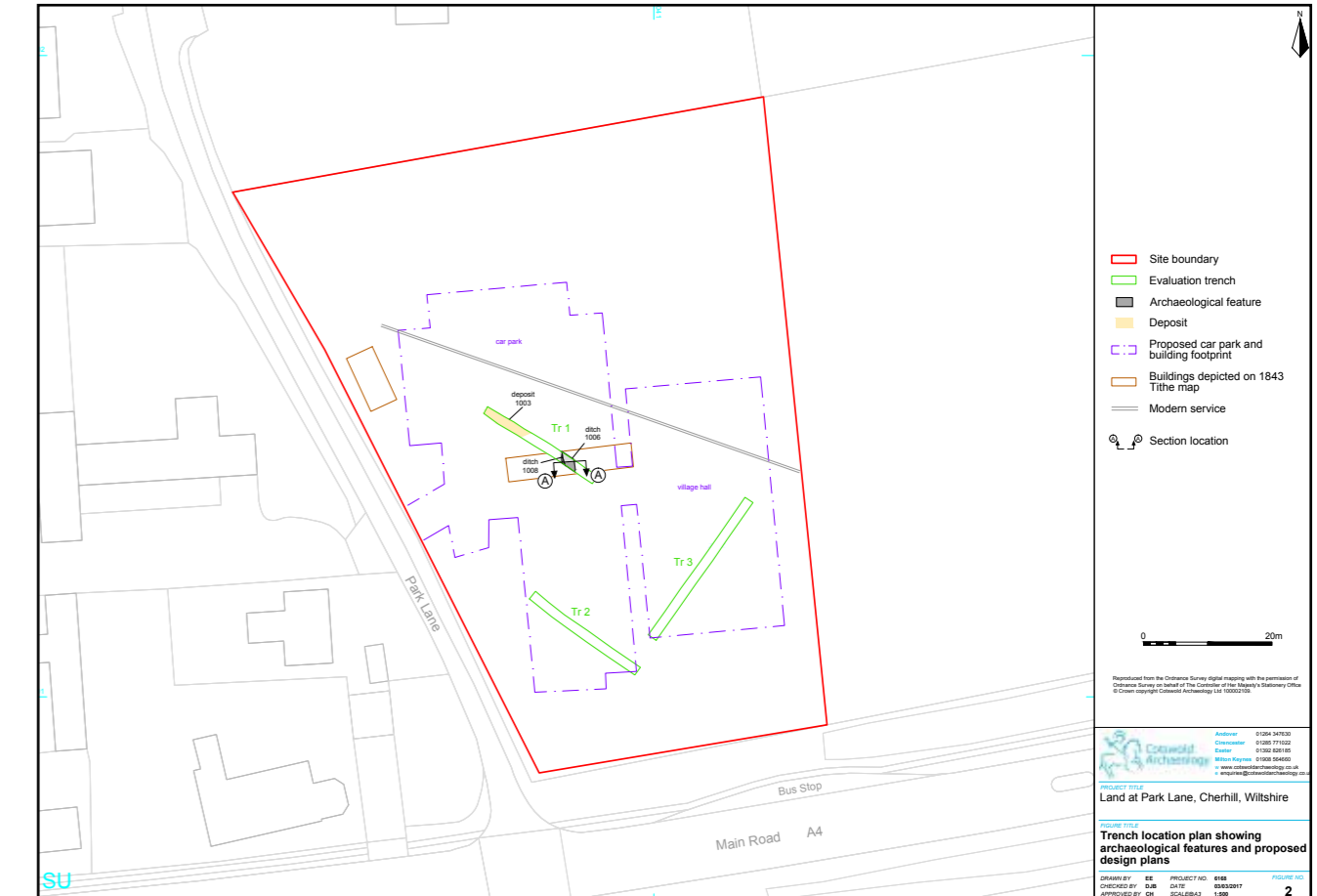
#### 5.1.2 Conclusion

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.



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 minor 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 carefully designed to minimise adverse impacts and the slight harm that has been identified arising from the development will be more than offset by 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 relevant appendices.

# Ecology

# Ecology

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## 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 relevant appendix.

# Basic Conditions Statement

# Basic Conditions Statement



## 7.1 Overview

To ensure suitability of the scheme, some basic conditions have been outlined to show how the proposal meets paragraphs 8(2) Schedule 4B of the Town and Country Planning Act 1990 (T&CPA 1990).

### 7.1.1 Schedule 4B T&CPA 1990

(2) A draft order meets the basic conditions if:-

(a) having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the order,

(b) having special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest that it possesses. It is appropriate to make the order,

(c) having special regard to the desirability of preserving or enhancing the character or appearance of any conservation area, it is appropriate to make the order,

(d) the making of the order contributes to the achievement of sustainable development,

(e) the making of the order is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area),

(f) the making of the order does not breach, and is otherwise compatible with EU obligations,

(g) prescribed conditions are met in relation to the order and prescribed matters have been complied in connection with the proposal for the order.

Regulations 32 and 33 of the Neighbourhood Planning Regulations (2012) as amended sets out two further Basic Conditions:

- The making of the neighbourhood plan order is not likely to have significant effect on a European site or a European off-shore marine site either alone or in combination with other plans or projects;
- Having regard to all material consideration it is appropriate that the neighbourhood development order is made where the development described in an order proposal is Environmental Impact Assessment Development.

The Examiner will effectively be required to consider whether the Order proposal is accompanied by a draft of the Order and

a statement which contains a summary of the proposal and sets out the reasons why an Order should be made in the proposed terms and the Order is made by a community organisation and grants planning permission for specified development in relation to a specified site in the specified neighbourhood area and the specified development does not exceed prescribed limits, as herein enclosed.

The Order proposal may not provide for the granting of planning permission for development which is excluded development where planning permission is already granted for that development, and may not relate to more than one neighbourhood area.

The Order proposal complies with section 61L of Schedule 9 of the Town and Country Planning Act 1990 (as amended) which refers to permission granted by neighbourhood development orders and any conditions specified in the order and any time periods specified.

Whether the draft Order is compatible with the relevant legislation.

Where a CRtBO is submitted to the local planning authority section 22 of the Neighbourhood Planning (General) Regulations 2012 specifies it must include:

- a. A map identifying the land to which the Order relates.
- b. A consultation statement which includes a) details of those bodies and persons who were consulted, b) explains how they were consulted, c) summarises the main issues and concerns raised by those consulted and d) describes how those issues and concerns have been considered and addressed in the proposed Order.
- c. The proposed Order.
- d. An archaeology statement if the qualifying body considers it to be appropriate after consultation with English Heritage. When one is submitted this should confirm that information contained in the historic environment record has a) been reviewed, b) sets out the findings from that review and c) explains how the findings have been taken into account in preparing the order proposal. Where no findings of relevance are identified the statement need only a) confirm the review has taken place and b) explain there are no relevant findings.

- e. A statement that explains how the Order meets the Basic Conditions.
- f. Details of any enfranchisement rights and the properties or types of properties to which the qualifying body proposes are not exercisable.

# Basic Conditions Statement

*(a) having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the order,*

## 7.2 National Planning Policy Framework (2012)

*Department for Communities and Local Government*

The National Planning Policy Framework has a presumption in favour of sustainable development, where development should be encouraged if it is to encapsulate simultaneously the three economic, social and environmental dimensions of sustainable development.

In order of delivery, the following policies are outlined below followed by an assessment of the proposal alongside the policy:

### 7.2.1 Supporting a Prosperous Rural Economy

As per paragraph 28;

*Planning policies should support economic growth in rural areas in order to create jobs and prosperity*

*by taking a positive approach to sustainable new development. To promote a strong rural economy, local and neighbourhood plans should:*

- Promote the retention and development of local services and community facilities in villages such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship*

The existing village hall and site have many short comings; including a lack of parking and capacity for a number of modern day uses, meaning many potential new user groups cannot be accommodated.

The development proposal promotes the erection of a new purpose-built and modern community facility which will not only improve the experience for existing users but also provide a focus for greater community activities. The village hall trustees have the vision of a strong and vibrant community for Cherhill with a quality, multi-use community facility. This vision therefore conforms to national planning policy, as the development

intends to meet the needs of its future population, and also support a prosperous rural economy through provision of a good quality community facility.

### 7.2.2 Requiring Good Design

As per paragraph 56 and 66;

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

*Applicants will be expected to work closely with those directly affected by their proposals to evolve designs that take account of the view of the community. Proposals that can demonstrate this in developing the design of the new development should be looked on more favourably.*

The development proposal has been evolved favourably with the view of enhancing the site and responding sensitively to its surrounding context. The design team have actively created opportunities to incorporate sustainable

design principles, such as orientation, massing, natural light and ventilation, and spatial organisation incorporating the idea of flexible space. The proposal is not only intended to integrate seamlessly within the site, but contribute positively to the existing built environment. The document design parameter has been driven by the site's landscape setting and sensitivity.

The heart of the proposal has been centred around the community and users of the building, who have strongly directed the building requirements with opportunities for them to get involved in the design. The design has evolved consistently as a response to community feedback and consultant review, with strong consideration for those directly affected by the proposal bordering the site. All public consultation has been fully outlined in this Order.

### 7.2.3 Meeting the Challenge of Climate Change, Flooding and Coastal Change

As per paragraph 93-103;

*Planning plays a key role in helping shape places to secure radical reductions in greenhouse gas emissions, minimising vulnerability and providing resilience to the impacts of climate change, and supporting the delivery of renewable and low carbon energy and associated infrastructure. This is central to the economic, social and environmental dimensions of sustainable development.*

*In determining planning applications, local planning authorities should expect new development to:*

- Take account of land form, layout, building orientation, massing and landscaping to minimise energy consumption.*

*Local Plans should take account of climate change over the longer term, including factors such as flood risk, coastal change, water supply and changes to biodiversity and landscape. New development should be planned to avoid increased vulnerability to the range of impacts arising from climate change. When new development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures, including through the planning of green infrastructure.*

*Inappropriate development in areas at risk of flooding should be avoided by directing away from area at highest risk, but where development is necessary,*

*making it safe without increasing flood risk elsewhere.*

Development of the design proposal has included rigorous analysis of the site to maximise potential opportunities for sustainable design and to minimise energy consumption. Central to the proposal is the principle of flexible space and multi-use areas, where a smaller footprint with well-used spaces requires less energy to heat and maintain, and are used more frequently. Building form and massing have also been key in the resolution between space required and minimal building volume. The orientation of the building also plays upon fundamental design principles, maximising natural light and ventilation and opportunities for low carbon/renewable systems.

The site lies in Flood Zone 1 where there is no anticipated flood risk.



# Basic Conditions Statement

## 7.2.4 Conserving and Enhancing the Natural Environment

As per paragraphs 118-125;

*When determining planning applications, local planning authorities should aim to conserve and enhance biodiversity by applying the following principles:*

- *If significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused*
- *Proposed development on land within or outside a Site of Special Scientific Interest likely to have an adverse effect on a Site of Special Scientific interest (either individually or in combination with other developments) should not normally be permitted*
- *Development proposals where the primary objective is to conserve or enhance biodiversity should be permitted*
- *Opportunities to incorporate biodiversity in and around developments should be encouraged*
- *Planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats, including ancient woodland and the loss of aged or veteran trees found outside ancient woodland, unless the need for, and*

*benefits of, the development in that location clearly outweigh the loss.*

*Local planning authorities should focus on whether the development itself is an acceptable use of the land and the impact of the use, rather than the control of processes or emissions themselves where these are subject to approval under pollution control regimes.*

*Planning policies and decisions should aim to:*

- *Avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development*
- *Mitigate and reduce to a minimum other adverse impacts on health and quality of life arising from noise from new development, including through the use of conditions*
- *Identify and protect area of tranquillity which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason*

*By encouraging good design, planning policies and decisions should limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.*

The site does not lie within close proximity to any sensitive habitat or SSSI for instance.

Nevertheless the committee have commissioned a Habitats and Protected Species Survey to assess the potential imposed risk to biodiversity in the area through construction of the proposed building. It is determined that there will be little concern, the design proposal has considered the siting of the building with regard to enhancement of existing biodiversity and vegetation around the site's perimeter. Proposed landscaping aims to incorporate and enhance biodiversity within the site, and assist with its visual assimilation.

Design features have been implicit to ensure light pollution would be minimal to surrounding properties. As such, the proposal aims to conform to national planning policy where possible and following the ecologist's assessment confirms that the natural environment is preserved and enhanced where possible.

## 7.2.5 Conserving and Enhancing the Historic Environment

As per paragraph 128:

*In determining applications, local planning authorities should require an applicant to describe the significance of any heritage asset affected, including any contribution made by their setting. The level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment, and where necessary, a field evaluation.*

In support of the Order document, a Heritage Statement and separate Archaeological Statement have been included.

The Heritage Statement outlines any heritage assets affected by the proposed development,

relating to the relevant Historic Environment Record for the site. In this case, no heritage assets are materially affected by the proposals. However, due to the close proximity of the site to Cherhill Conservation Area it has meant that the significance of the wider perceivable impact of the new development has been assessed. The impact has been found to be acceptable.

The Archaeological assessment has been made for the site for any heritage assets with archaeological interest, in liaison with the County Archaeologist. It was concluded that there will be no adverse impact from an archaeological perspective as a result of the proposed development on the site outlined.

# Basic Conditions Statement

## 7.3

**(b) having special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest that it possesses, it is appropriate to make the order.**

The development proposals aim to integrate sensitively within its surrounding context. As described above, the Order document includes both Heritage and Archaeological Assessment Statements to outline if there are any heritage assets of special architecture or historic interest to consider. The site does not include any of the latter and will not materially detract from the site's setting in the heritage environment.

## 7.4

**(c) having special regard to the desirability of preserving or enhancing the character or appearance of any conservation area, it is appropriate to make the order,**

The Heritage Statement referred to above fully assesses the impact of the proposed new building on the village Conservation Area. In the round the design approach adopted and sensitive landscape strategy will ensure that the area's prevailing character and appearance will not be harmed.

## 7.5

**(d) the making of the order contributes to the achievement of sustainable development,**

The development proposal aims to achieve and provide for a vibrant and inclusive Cherhill community, striving for positive growth. Consequently, the development proposal falls in line with the National Planning Policy Framework (2012), due to the presumption in favour of sustainable development through plan-making and decision-taking.

The development proposal looks to attain the three dimensions of sustainable development, as outlined in paragraph 7 of the NPPF.

- **An economic role** – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and the right time to support growth and innovation; and by identifying and co-ordinating development requirements, including the provision of infrastructure
- **A social role** – supporting strong, vibrant and healthy communities, by providing the supply of

*housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural wellbeing.*

- **An environmental role** – contributing to protecting and enhancing our natural built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution and mitigate and adapt to climate change including moving to a low carbon economy.

The provision of a new Village Hall for Cherhill looks to support a prosperous rural economy, by providing high-standard community facilities of good quality design.

Due to its more accessible location and facilities proposed, the new building has potential to enhance the community facilities of the village. The proposal looks to combat the impacts of rural isolation, prevalent in the more elderly populations of the countryside, by creating an accessible friendly environment for people to meet.

The proposal provides the opportunity for low carbon development, where the design process has enhanced and maximised chances for sustainable systems to be implemented. Following a full review and extensive site analysis, we believe the design proposal responds sensitively to its surroundings, both with respect for biodiversity, neighbours and the character of the area.

Consequently, it can be determined that the development proposal is driven by the achievement of sustainable development, both economically, socially and environmentally. Low carbon, high quality design is strived for, to provide for community needs. All in all, the proposal looks to cement a strong and vibrant community with adequate community facilities for the village, and encourage a steady and positive rural economy.

## 7.6

**(e) the making of the Order is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area),**

The NPPF instructs each local planning authority to produce a local plan for their area (para 153). With the local planning authority for Cherhill being Wiltshire Council we have assessed their planning policy against our proposal. It is our view that the proposals meet the requirements of this policy.

The Development Plan for Wiltshire in this area is the Wiltshire Core Strategy and those saved policies of the North Wiltshire Local Plan 2011. Similar to the analysis of the NPPF above the following commentary reviews the relevant policies within the Development Plan and assesses them against the proposal.

# Basic Conditions Statement

## 7.7 Wiltshire Core Strategy

The Core Strategy provides a spatial expression of Wiltshire's Community Plan 2011-2016: People, Places and Promises and is focused on delivering the three overarching priorities identified, to help build and protect resilient communities, through;

- *Creating an economy that is fit for the future*
- *Reducing disadvantage and inequalities*
- *Tackling the causes and effects of climate change*

The Core Strategy sets out policies and proposals to make an important contribution in delivering these priorities. A series of strategic objectives have been developed to deliver the vision for Wiltshire

- *Delivering a thriving economy*
- *Addressing climate change*
- *Providing everyone with access to a decent, affordable home*
- *Helping to build resilient communities*
- *Protecting and enhancing the natural, historic and built environment*
- *Ensuring that adequate infrastructure is in place to support communities*

## 7.7.1 Core Policy 1 - Spatial strategy

The plan's settlement strategy identifies the settlements where sustainable development will take place to improve the lives of all those who live and work in Wiltshire. Cherhill is defined as a small village. Small villages have a low level of services and facilities, and few employment opportunities. Development at both large and small villages will be limited to that needed to help meet the housing needs of settlements and to improve employment opportunities, services and facilities. The new village hall therefore clearly sits full square with the spatial strategy identified.

## 7.7.2 Core Policy 2 - Delivery strategy

In line with Core Policy 1 the delivery strategy seeks to deliver future development in Wiltshire between 2006 and 2026 in the most sustainable manner. At the small villages development will be limited to infill within the existing built area. Proposals for development

at the small villages will be supported where they seek to meet housing needs of settlements or provide employment, services and facilities provided that the development:

- Respects the existing character and form of the settlement*
- Does not elongate the village or impose development in sensitive landscape areas, and*
- Does not consolidate any existing sporadic loose knit areas of development related to the settlement.*

In principle the site provided at the village for the new Village Hall involves a salient of the adjoining field increasing the built foot print of the village but will be seen as a logical rounding off of the built area. It will not elongate the village and indeed reflects the contained built pattern without imposing into the village's wider landscape setting.

The landscape assessment and design analysis carried out reinforce the new development's sensitive addition to the established built-up limits of the village, and

the visual containment to be achieved.

## 7.7.3 Core Policy 8 - Calne Community Area

Cherhill is part of the Calne Community Area. The Calne Area Strategy focuses on the issues of Calne as the area's principal settlement. The area as a whole though is noted to be located to the north of Wiltshire and is characterised by a high quality rural landscape which includes areas of the North Wessex Downs Area of Outstanding Natural Beauty. The area contains the Market Town of Calne which is surrounded by a number of smaller rural settlements, including Cherhill. Amongst those issues and considerations identified the most applicable to the new Village Hall at Cherhill is bullet-pointed below.

- *All development within the Community Area will need to conserve the designated landscape of the North Wessex Downs AONB and its setting, and where possible enhance its locally distinctive features.*

The design process and site analysis made have all sought to ensure that the new building will be sensitively assimilated as part of the village's wider setting, and by design and sensitive landscape treatment the above consideration will be satisfactorily achieved.

## 7.7.4 Core Policy 41 - Sustainable construction and low-carbon energy

The new Village Hall is intended to demonstrate a commitment to the use of sustainable design and construction, incorporating measures to reduce energy demand. It will be well insulated and seeks to take advantage of natural light and heat from the sun and use natural air movement for ventilation.

## 7.7.5 Core Policy 48 - Supporting rural life

Proposals which focus on improving accessibility between town and villages, helping to reduce social exclusion, isolation and rural deprivation, such as transport

and infrastructure improvements, will be supported where the development will not be to the detriment of the local environment or local residents.

The new Village Hall is just such a suitable infrastructure improvement serving the needs of the village.

## 7.7.6 Core Policy 50 - Biodiversity and Geodiversity

Development proposals must demonstrate how they protect features of nature conservation and geological value as part of the design rationale. This has been addressed by the specialist archaeological and ecological assessments prepared.

The development will not disturb any sensitive wildlife species and habitats or archaeology of interest.

# Basic Conditions Statement

## 7.7.7 Core Policy 51 - Landscape

Development should protect, conserve and where possible enhance landscape character and must not have a harmful impact upon landscape character, while any negative impacts must be mitigated as far as possible through sensitive design and landscape measures. Proposals should be informed by suitable character area assessments. In particular, proposals will need to demonstrate that the following aspects of landscape character have been conserved and where possible enhanced through sensitive design, landscape mitigation and enhancement measures.

- i. *The locally distinctive pattern and species composition of natural features such as trees, hedgerows, woodland, field boundaries, watercourses and waterbodies*
- ii. *The locally distinctive character of settlements and their landscape setting*
- iii. *The separate identity of settlement and the transition between man-made and natural landscapes at the urban fringe*

- iv. *Visually sensitive skylines, soils geological and topographical features*
- v. *Landscape features of cultural, historic and heritage value*
- vi. *Important views and visual amenity*
- vii. *Tranquillity and the need to protect against intrusion from light pollution, noise, and motion*
- viii. *Landscape functions including places to live, work, relax and recreate, and*
- ix. *Special qualities of Areas of Outstanding Natural Beauty (AONBs) and the New Forest National Park, where great weight will be afforded to conserving and enhancing landscapes and scenic beauty.*

Proposals for development within or affecting the Areas of Outstanding Natural Beauty (AONBs) shall demonstrate that they have taken account of the objectives, policies and actions set out in the relevant Management Plans for these areas. Proposals for development outside of an AONB that is sufficiently prominent (in terms of its siting or scale) to have an impact on the area's special qualities (as set out in the relevant Management Plan), must also demonstrate that it would not adversely affect its setting.

The design process explained and overall site analysis and contextual impact assessment have ensured that the new building will be satisfactorily accommodated without detriment to the landscape character of the edge of village site made available. New landscape planting will assist to ensure the new and acceptable rural style building will be sensitively assimilated on site.

## 7.7.8 Core Policy 57 - Ensuring high quality design and place shaping

Wiltshire is a diverse county with distinctive characteristics related in a large part to its historic environment which includes heritage assets of international, national and local significance. Wiltshire has many market towns and villages set in large expanses of countryside. The design of new development plays an important role in maintaining Wiltshire's high-quality environment.

A high standard of design is required in all new

developments. Development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality.

The following considerations are intended to ensure that the character of Wiltshire will be positively considered.

- i. *Enhancing local distinctiveness by responding to the value of the natural and historic environment, relating positively to its landscape setting and the existing pattern of development and responding to local topography by ensuring that important views into, within and out of the site are to be retained and enhanced*
- ii. *The retention and enhancement of existing important landscaping and natural features, (for example trees, hedges, banks and watercourses), in order to take opportunities to enhance biodiversity, create wildlife and recreational corridors, effectively integrate the development into its setting and to justify and mitigate against any losses that may occur through the development*
- iii. *Responding positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, building line, plot size, elevation design, materials streetscape and rooflines to effectively integrate the building into*

*its setting*

- iv. *Being sympathetic to and conserving historic buildings and historic landscapes*
- v. *The maximisation of opportunities for sustainable construction techniques, use of renewable energy sources and ensuring buildings and spaces are orientated to gain maximum benefit from sunlight and passive solar energy, in accordance with Core Policy 41*
- vi. *Making efficient use of land whilst taking account of the characteristics of the site and the local context to deliver an appropriate development which relates effectively to the immediate setting and to the wider character of the area*
- vii. *Having regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants, and ensuring that appropriate levels of amenity are achievable within the development itself, including the consideration of privacy, overshadowing; vibration, and pollution (such as light intrusion, noise, smoke, fumes, effluent, waster or litter)*
- viii. *Incorporating measures to reduce any actual or perceived opportunities for crime or antisocial behaviour on the site and in the surrounding area through the creation of visually attractive frontages that have windows and doors located to assist in the informal surveillance of public and shared areas by occupants of the site*
- ix. *Ensuring that the public realm, including new roads and other rights of way, are designed to create places of character which are legible, safe and*

*accessible; in accordance with Core Policy 66 – Strategic Transport Network*

- x. *The sensitive design of advertisements and signage, which are appropriate and sympathetic to their local setting by means of scale, design, lighting and materials*
- xi. *Taking account of the needs of potential occupants, through planning for diversity and adaptability, and considering how buildings and space will be used in the immediate and long term future*
- xii. *In the case of major development, ensuring they are accompanied by a detailed design statement and master plan, which is based on an analysis of the local context and assessment of constraints and opportunities of the site and is informed by a development concept, including clearly stated design principles, which will underpin the character of the new place*
- xiii. *Meet the requirements of Core Policy 61 – Transport and New Development*

The design process explained and contextual assessment made overall as part of the Order documentation shows that where relevant those matters listed above have determined the design choices made to ensure a new rural building, in scale and harmony with its context, and thus delivering an appropriate new quality development.

## Basic Conditions Statement

### **7.7.9 Core Policy 58 - Ensuring the conservation of the historic environment**

Development proposals should protect, conserve and where possible enhance the historic environment, specifically designated heritage assets and their setting. The Heritage Statement included with the Order's documentation fully assesses the new development's acceptable impact as part of the wider heritage environment and concludes there will be no adverse impacts.

### **7.7.10 Core Policy 60 - Sustainable Transport**

The Council using its planning and transport powers wishes to help to reduce the need to travel particularly by private car, and support and encourage the sustainable, safe and efficient movement of people and goods within and through Wiltshire.

This will be achieved, inter alia, by planning development in accessible locations. In

that regard the new Village Hall is within a reasonable walking and cycling distance for all village residents and can be accessed safely.

### **7.7.11 Core Policy 61 - Transport and new development**

Consideration needs to be given to the needs of all transport users, where relevant. The development site must be capable of being served by safe access to the highway network, including suitable parking facilities.

The proposed access arrangement to the site has been the subject of consultation discussion with the Council's specialist Highways Officer, as explained within the consultation documentation. The access arrangements and on-site parking provision will be designed to reflect the positive advice received in accordance with this policy, and will be conditionally controlled.

### **7.7.12 North Wiltshire Local Plan 2001**

There are no saved policies relevant to the assessment of the proposed development

# Consultation Statement

# Consultation Statement

## 8.1 Introduction

This Consultation Statement 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:

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

## 8.2 Summary

In complying with the requirements of the legislation the project team's consultation activities have had two 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 feedback 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.

## 8.3 Consultations Within the Community

The project team has used a variety of means, modern and traditional, to seek the community's involvement. A dedicated

website – [www.cherhillvillagehall.org](http://www.cherhillvillagehall.org) – was developed and has been used as a primary communications tool and it has been augmented by an online forum – <http://cherhillvillagehall.org/phpbb> – where all elements of the project can be discussed, questions raised, and information exchanged. A Facebook page – <https://www.facebook.com/anewvillagehallforcherhill/> – was also established. Regular updates have also been published in the local 'Villages' magazine and items about the project have featured on BBC Wiltshire Radio and in the Wiltshire Gazette and Herald. Additionally, the members of the project team are all residents of the village and have acted as ambassadors for the project throughout.

In addition to the ongoing channels of communication there have been several headline events as the project has progressed and these are highlighted in bold in the table below, and expanded on in the text which follows.

Date	Event/Medium	Content
<b>2010</b>	<b>Cherhill and Yatesbury Parish Plan</b>	<b>Need for new parish community hall facilities identified</b>
<b>Nov 14</b>	<b>Initial questionnaire distribution</b>	<b>Every house in Cherhill notified of project and views sought</b>
<b>Dec 2014</b>	<b>User Group Questionnaire</b>	<b>Current hall user groups canvassed for their views and priorities for a new hall</b>
Jan 2015	Villages Magazine	Article outlining project
Winter 2014/15	Parish Newsletter	Project introduced and initial questionnaire announced
<b>5 Feb 2015</b>	<b>Public Meeting</b>	<b>Open event and questionnaire results shared</b>
<b>5 Feb 2015</b>	<b>www.cherhillvillagehall.org</b>	<b>Project website launched</b>
<b>5 Feb 15</b>	<b>www.cherhillvillagehall.org/phpbb</b>	<b>Online discussion forum launched</b>
13 Feb 2015	BBC Wiltshire	Radio interview
Mar 2015	Villages Magazine	Update on progress of project
Spring 2015	Parish Newsletter	Pointer to website for update and offer of personal update for non-web users
Mar 2015	Project website <a href="http://www.cherhillvillagehall.org">www.cherhillvillagehall.org</a>	Update on progress of project
Apr 2015	Project website <a href="http://www.cherhillvillagehall.org">www.cherhillvillagehall.org</a>	Update on progress of project
1 May 2015	<a href="http://www.facebook.com/anewvillagehallforcherhill">www.facebook.com/anewvillagehallforcherhill</a>	Project Facebook page launched
Jun 2015	Villages Magazine	Update on progress of project
Jun 2015	Project website <a href="http://www.cherhillvillagehall.org">www.cherhillvillagehall.org</a>	Update on progress of project
11 Jul 2015	Wiltshire Gazette and Herald	Article detailing architectural competition
Jul 2015	Villages Magazine	Update on progress of project
Jul 2015	Project website <a href="http://www.cherhillvillagehall.org">www.cherhillvillagehall.org</a>	Update on progress of project
7 Jul 2015	Oldbury Wednesday Club	Update briefing at the request of the coordinator
6 Aug 2015	Wiltshire Gazette and Herald	Article discussing project decision to pursue CRTBO and opposition

Summer 2015	Parish Newsletter	Update on progress of project
<b>5 Sep 2015</b>	<b>Open Day</b>	<b>Event to share architects' designs and invite feedback</b>
Sep 2015	Project website <a href="http://www.cherhillvillagehall.org">www.cherhillvillagehall.org</a>	Update on progress of project
Oct 2015	Villages Magazine	Update on progress of project
Nov 2015	Villages Magazine	Update on progress of project
Autumn 2015	Parish Newsletter	Update on progress of project
Oct 2015	Project website <a href="http://www.cherhillvillagehall.org">www.cherhillvillagehall.org</a>	Update on progress of project
Dec 2015	Project website <a href="http://www.cherhillvillagehall.org">www.cherhillvillagehall.org</a>	Update on progress of project
Jan 2016	Project website <a href="http://www.cherhillvillagehall.org">www.cherhillvillagehall.org</a>	Update on progress of project
18 Feb 2016	Cherhill WI Meeting	Update briefing at the request of the members
Feb 2016	Villages Magazine	Update on progress of project
Mar 2016	Villages Magazine	Update on progress of project
Apr 2016	Villages Magazine	Update on progress of project
Apr 2016	Project website <a href="http://www.cherhillvillagehall.org">www.cherhillvillagehall.org</a>	Update on progress of project
<b>14 May 2016</b>	<b>Update Event</b>	<b>Open event to share progress</b>
May 2016	Project website <a href="http://www.cherhillvillagehall.org">www.cherhillvillagehall.org</a>	Update on progress of project
Jun 2016	Villages Magazine	Update on progress of project
Jul 2016	Project website <a href="http://www.cherhillvillagehall.org">www.cherhillvillagehall.org</a>	Update on progress of project
Summer 2016	Parish Newsletter	Update on progress of project
Autumn 2016	Parish Newsletter	Pointer to website for update
Nov 2016	Project website <a href="http://www.cherhillvillagehall.org">www.cherhillvillagehall.org</a>	Update on progress of project
Winter 2016/17	Parish Newsletter	Pointer to website for update
Dec 2016	Project website <a href="http://www.cherhillvillagehall.org">www.cherhillvillagehall.org</a>	Update on progress of project
Feb 2017	Villages Magazine	Update on progress of project

# Consultation Statement

## 8.4 Cherhill and Yatesbury Parish Plan - 2010

Local support for a new village hall can be traced back at least as far as the Cherhill and Yatesbury Plan, published by the Parish Council in 2010, which stated:

*“People were asked.....about the provision of services and facilities in Cherhill and Yatesbury for all age groups. A strong response was identified for the need for new parish community hall facilities. People were asked if new facilities were provided in the parish, how often they would use them. For a new community hall, 79% of people would use it frequently or occasionally.”*

### 8.5.1 Initial Questionnaire

The aspiration for new community facilities for Cherhill was frustrated by a lack of space within the village but the offer from a local landowner to donate some land in 2014 made the development a possibility. A project team was formed to investigate this possibility and gauge whether the interest expressed in the

2010 Parish Plan persisted. As a first step the project team looked to investigate villagers’ interest in, and expectations for, a new hall and this was achieved through 2 questionnaires: one delivered to every home in the village and another offered to all groups using the current hall on a regular basis.

### 8.5.2 The Household Questionnaire

The questionnaire at Annex A was delivered to every household in Cherhill, approximately 240 homes. Additionally the facility to complete the questionnaire online was available at [www.cherhill.org](http://www.cherhill.org). In total 158 completed questionnaires were received.

- 125 respondents said they would like a new hall to have facilities for groups and societies,
- 115 supported entertainment and event facilities,
- 109 supported theatre,
- 96 supported cinema,
- 92 supported indoor sport,
- 89 supported facilities

- 67 supported sport.

Over half the respondents, 87, did not express any concerns about the Project. Of those who did express concerns, most respondents addressed matters arising from the development of a new hall rather than expressed opposition to the idea itself. The most frequently expressed concerns were parking and traffic with redevelopment of the current hall, architecture and sensitivity of the location also featuring.

### 8.5.3 User-Group Questionnaire

The questionnaire at Annex B was distributed to all the groups using the current hall on a regular basis. The most frequently expressed requirements for a new hall were adequate parking, natural light, multiple rooms, more space and more storage.

### 8.5.4 Public Meeting

A public meeting, widely advertised in local

media and through a poster campaign, was held on Feb 5th 2015. The meeting was very well attended and the results of the 2 questionnaires were shared in a presentation, a summary of which may be viewed at <http://cherhillvillagehall.org/wp-content/uploads/2015/02/OpenEveningWebsite.pdf> Extensive discussions followed the presentation and further points were introduced for incorporation in the project plan.

### 8.6 Initial Stage Summary

The combination of the 2 questionnaires and the ensuing discussion at the public meeting should be viewed as the initial stage of the consultation process. The project team judged that the ambition for a new hall, identified in the 2010 Parish Plan persisted and the initial stage of consultation had revealed a number of issues which are summarized in the following table.

Issue	Summary of points made	Project Team Response
Potential uses	Substantial support for entertainment and sport.	All the points made about the building’s design and positioning were recognized by the project team and used to form the brief to the tendering architects
Multiple rooms	To enable flexibility and multiple event scheduling	
More space	To address the limitations of the current hall	
Natural light	To enhance sustainability and facilitate craft activities	
Storage	Current hall suffers from cluttering owing to inadequate storage	
Attractive architecture	Any building on the proposed site should be sensitive and complementary to the setting.	
Sensitivity of the location		
Security	Concerns about vandalism	The team explained that the proposed site arose from the offer of a donation of a specific piece of land. The team undertook to investigate the availability of alternative sites.
The site	The proposed site was unsuitable and a better site could be found	
Traffic	Traffic would need to be managed appropriately	A Preliminary Access Survey was commissioned by the project team
Redevelopment of the current hall	If the current hall becomes redundant the redevelopment of the site would become an issue	Concerns were noted
Effect on neighbours	Concerns about increased noise and nuisance in the area of the proposed site	Consideration of neighbours was accepted as a fundamental part of the project plan
Project was unnecessary	It was alleged that the current hall is adequate for the village’s needs	The team was able to cite substantial evidence to the contrary through feedback from current and potential users
Cost	How would the project be financed	Finance options would be explored as the project developed
Use of a new hall by non-residents	Concern about a village facility being used by non-residents and creating additional traffic and nuisance	As villagers are able to benefit from facilities in neighbouring towns and villages the project team believe that this should not be a concern.



# Consultation Statement

## 8.7 Project Website

A dedicated project website [www.cherhillvillagehall.org](http://www.cherhillvillagehall.org) was launched at the public meeting on 5th Feb 2015 and it continues to fulfill several functions:

- A hub for the dissemination of the latest information about the project
- A display board for the building design as it develops
- A repository of reference material relevant to the project
- An opportunity to identify and contact members of the project team
- A contextual guide to the current and neighbouring halls
- A signpost to the online forum
- A means of volunteering to participate in the project

### 8.7.1 Online Discussion Forum

The online forum (<http://cherhillvillagehall.org/phpbb>) was established within the

project website to facilitate discussion and the exchange of information and opinions about the project: it has also been used to publicise events, invite participation and to counter gossip; it offers a means of verifying information with the project team. The forum is administered by the project team and membership is open to all. A simple screening process prevents the intrusion of online scammers but once membership is granted individuals have full access to read and post in all sections of the forum and also to start discussion topics. Postings are made using a username which can be anonymous although some posters have voluntarily waived anonymity.

At the time of writing the 51 registered users of the forum have made 308 posts discussing 22 topics. The range and depth of topics discussed on the forum are best appreciated by visiting, but the following summary highlights the issues which have generated most activity.

Issue	Summary of points made	Project Team Response
The site	Is the proposed site the most suitable? Could a better site be found?	The proposed site arose from the offer of a land donation and extensive enquiries throughout the village and its surroundings established that no other site is available.
Use of the hall by non-villagers	Should the village host a facility which will attract visitors from outside the village?	As villagers are able to benefit from facilities in neighbouring towns and villages the project team believe a reciprocal arrangement should not be a concern.
Traffic	An increase in traffic around the area of the site would need to be considered and managed	Traffic concerns are recognized and a Preliminary Access Report was commissioned and has been augmented by advice from the Highways Dept of Wiltshire Council. Traffic and high-ways conditions will be incorporated into the planned build
Parking	Providing adequate parking could have detrimental visual and environmental impacts	Parking provision is driven by guidance from Wiltshire Council but the adoption of a semi-natural green surface and a substantial programme of shrub and tree planting will mitigate any adverse effects.
Visual impact	The site is visible from the downs to the south and a new build on a greenfield site will affect views of the village	Choosing a design sympathetic to the location has been fundamental to the project. Natural materials including a sedum roof were incorporated following feedback from villagers
Housing development	The building of a new hall on the proposed site would set a precedent and facilitate housing development in the same area.	The project team approached the Planning Dept at Wiltshire Council who stated that the presence of a hall on the proposed site would not make adjacent housing development more likely.
Consultation	The project is proceeding without adequate consultation of residents and other interested parties.	The project team is committed to consultation through open events, local media, an online website, the forum, Facebook, personal contact with the team (identified on the website) and a standing invitation to volunteers
Need for a new hall	A new hall is not needed as the current hall is adequate for the village's needs	The team are confident in their mandate as the need for a new hall was recognized when the Parish Plan was prepared 8 years ago. This was reinforced when villagers' continuing aspirations were reflected in the results of the initial questionnaire in 2014 and the public meeting in Feb 2015.

# Consultation Statement

## 8.8 Open Day – September 2015

An Open Day, widely advertised in local media and through a poster campaign, was held on 5th Sep 2015 in the current village hall.

Three competing building designs were available for inspection and, in addition to the project team, representatives from the architects' practices were present to answer questions.

Visitors were asked to feed back their views on all aspects of the designs and the most frequently addressed points are indicated below.

Issue	Summary of points made	Project Team Response
Building design	The 3 competing designs were reviewed and discussed	Comments and preferences were used by the project team to guide their selection of a design which incorporates popular elements of the competing designs
Building layout	Internal arrangement discussed	The internal layout will develop in line with the feedback received and in parallel with the design selection
Sustainability of design	General interest in sustainable and energy efficient design	The project team recognises and endorses the need for sustainability. Energy efficient design and sustainable materials will be employed wherever possible.
Access to site	There will be an increase in traffic on Park Lane.	A Preliminary Access Report was commissioned and will be augmented by advice from the Highways Dept of Wiltshire Council. Traffic and highways conditions will be incorporated into the planned build.
CRTBO	Concerns about 'side-stepping' the planning process	The CRTBO process was explained at the event and in detail on the website, stressing that it is as transparent and robust as a conventional planning application but with greater democracy. The independent examiner will ensure the proposal is legal and meets certain rules and regulations.
External lighting	Concern that external lighting will be too bright	It is anticipated that low impact and where possible, low level, lighting will be used externally both on the building and in the car park.
Maintenance of car park	How will the site be maintained and funded	It is anticipated that parking areas will be laid out to Grasscrete or a similar sustainable, low maintenance system. The site will be maintained by the Village Hall CIO, as the current hall is.
Storage	Need for adequate storage stressed	The project team recognises the need for sufficient storage and will make its provision an integral part of the internal layout.

## 8.9 Letter to Village Agencies

In February 2016 the letter at Annex C was sent to organisations within the village which fell outside the categories of residential, hall users or external agencies. The letter aimed to ensure awareness of the project and to invite comment. It was sent to the following:

- Cherhill School
- Cherhill Pre-school
- Save Cherhill Field Campaign

The only reply received was from the Save Cherhill Field Campaign, an organization founded to oppose the siting of a new hall on the proposed site. The reply confirmed the organisation's opposition and the summarized objections, with the project team responses, are below.

Objection	Project response
"This field couldn't be in a more sensitive aspect, directly opposite the Area of Outstanding Natural Beauty (AONB) Cherhill Down, White Horse and Lansdowne Monument. We believe that building on the site you propose will change the landscape of this area, affecting the scenery from the A4 and the visual approach to the village"	Throughout the design process the project team have aimed to produce a building which complements its surroundings and is sympathetic to the AONB within which it sits. The siting in the landscape and specification of a green curved roof are examples of the consideration expended on this.
"We believe that building on Park Lane field will detrimentally affect the Conservation area within Cherhill and will affect the enjoyment of Cherhill Down AONB"	The site lies outside the Cherhill Conservation Area but its proximity and importance is reflected in the engagement of heritage, ecology and archaeology consultants as part of the design and development process.
"We are concerned that the increased number of vehicles if a new hall is built on Park Lane would present road safety issues"	A Preliminary Access Report was commissioned and will be augmented by advice from the Highways Dept of Wiltshire Council. Traffic and highways conditions will be incorporated into the planned build.

# Consultation Statement

## 8.10 Update Event – May 2016

An Update Event, widely advertised in local media and through a poster campaign, was held on 14th May 2015 in the current village hall. The aim of this event was to share with villagers details of the project's development and how work was progressing. Visitors to the event were offered the opportunity to feed back to the project team and the issues attracting the most attention are outlined below.

Issue	Summary of points made	Project Team Response
Building layout	Concerns about layout/position of kitchen. Suggestions about improving natural light levels	The internal arrangement of the design was altered to give the kitchen a natural light source
Access to site	There will be an increase in traffic on Park Lane.	Traffic concerns are recognised. Proposals will concur with Wiltshire Council traffic and highways conditions.
Need for a new hall	A new hall is not needed as the current hall is adequate for the village's needs	The team are confident in their mandate as the need for a new hall was recognised when the Parish Plan was prepared 8 years ago.
Project management	Allegation that traffic concerns were not being addressed and consultation was inadequate.	A Preliminary Access Report was commissioned and will be augmented by advice from the Highways Dept of Wiltshire Council. Traffic and highways conditions will be incorporated into the planned build.  The project team is committed to consultation through open events, local media, an online website, the forum, Facebook, personal contact with the team (identified on the website) and a standing invitation to volunteers

## 8.11 Consultation with External Agencies

From the outset it was recognised that the project would involve a range of stakeholders. The proposed site is located on the edge of a well-established village, in an area of outstanding natural beauty and adjoining a conservation area. The following meetings were held with external agencies.

Date	Event	Outcome
Jan- Mar 2015	Meetings with Wiltshire Planning Officer to discuss project and CRTBO process.	Council single point of contact appointed, council advice offered and acted upon.  Frequent subsequent meetings with contact at Wiltshire Council
Jan- Mar 2015	Meetings held with local councillors informing them of project. Subsequent grant application and attendance at a Area Board meeting.	Local Area grant of £5000 was awarded
Mar 2015	A meeting with Community First, who recommended joining the Village Hall Association	Cherhill Village Hall joined the Village Hall Association.
Jun 2015	Meeting with Planning Advisor for North Wessex AONB who visited the site and discussed the project	AONB reported they are keen to help rural communities to prosper and that as long as there was public support and a need they would probably support the project

# Consultation Statement

## 8.12 Distribution

In February 2016 the project team sent the letter at Annex C to a wide range of agencies with the aims of ensuring that they were aware of the project and inviting comments.

The letter was sent to the following agencies:

Spatial Planning & Development (North) Teams, Wiltshire Council
Conservation Office (North) Team, Wiltshire Council
Highways Dept, Wiltshire Council
Sustainable Transport Team, Wiltshire Council
Economic Development and Planning, Wiltshire Council
County Archaeologist, Wiltshire Council
Strategic Landscape Team, Wiltshire Council
Urban Design Team, Wiltshire Council
Ecology Department, Wiltshire Council
Community Services, Wiltshire Council
Cherhill Parish Council
Compton Bassett Parish Council
Calne Without Parish Council
Avebury Parish Council
Councillor Alan Hill
Calne Town Council
Hilmarton Parish Council
Wiltshire Police
Wiltshire Fire & Rescue Service
Scottish & Southern Energy Power Distribution
BT Correspondence Centre
British Gas

Highways England
Wessex Water
Age UK
National Trust
Historic England
Environment Agency
Stonehenge and Avebury World Heritage Site Coordination Unit
CPRE
North Wessex Downs AONB
Wiltshire Wildlife Trust
RSPB
Oldbury Benefice
Parish of Calne & Blackland
St Edmund's RC Church
Calne Free Church
Wiltshire CIL
Wiltshire & Swindon User's Network
Wiltshire People First
Wiltshire Mind
Wiltshire Sight
Wiltshire Good Neighbours
Great West Way Project

The following responses were received:

Agency	Summary of Response	Action Taken
Calne Town Council	Town Council members were happy to support the project on the proviso that the residents of Cherhill are also in support of the proposals as presented.	The project team expects to demonstrate a continuing mandate through the result of the referendum
CPRE	'...(CPRE would) support in principle the establishment of a modern hall tailored to meet the present and future community needs'  Would normally expect to see details of finances, transport, environmental setting and location	CPRE will be informed of the publication of the CRTBO document and the start of the consultation period.
Environment Agency	Notes and advice on foul drainage	Noted and passed to architects
Wiltshire Fire and Rescue Service	Signposting to relevant building regulations and advice on sprinkler systems	Noted and passed to architects
Highways England	Project does not affect the strategic road network	Noted
Scottish & Southern Energy Power Distribution	A transformer in the south-eastern corner of the site and a power cable running along the southern border will not hinder development but may affect site safety	Noted and passed to architects.
Stonehenge and Avebury World Heritage Site Coordination Unit	Offer to work together to mutual advantage and to advise on avoiding negative impact of development	The Unit will be informed of the publication of the CRTBO document and the start of the consultation period.
Wessex Water	Advice on procedure to establish water supply and disposal. Notification of a pipeline running below the site and consequent restrictions	Noted and passed to architects. Re-routing of the pipeline will form part of the workplan
Development Control, Wiltshire Council	Ongoing advice and procedural direction during the CRTBO process	
Urban Design Team, Wiltshire Council	Signposting to Development Control team above	Noted
Economic Development and Planning, Wiltshire Council	Advice to submit a planning pre-application enquiry	Noted, but advice superseded by ongoing advice and support from Development Control department as indicated above.

# Annex A

## Resident questionnaire

### New Cherhill Village Hall

### Annex A (1)

Questionnaire for Residents

Cherhill has outgrown its Village Hall which is now over 40 years old. The present Hall has many shortcomings: there's a lack of parking, it is not suitable for a number of modern day uses and the capacity is so limiting that we are having to turn new uses away. The good news is that an opportunity has arisen which could lead to the building of a new Village Hall for Cherhill, the building would be on a new site at the edge of the Village and the site of the current Hall would then be available for re-development. A steering group is investigating this opportunity and they are seeking the views of all residents with the aim of ensuring that the new Hall is a place for the whole village to use and enjoy. Please give us your views below and then return your completed questionnaire to John Cavanagh, **26 The Street**, as soon as possible. (See the next page for options to complete the questionnaire online).

Your Name & Address (Voluntary) .....

Number in household

Number of children 16 & under

Number of young adults 17-21

What facilities would you like to see in a new Village Hall? (Please tick as many options as you like)

Theatre  Cinema  Facilities for groups/societies  Entertainment/events   
 Meetings/exhibitions (including small business meetings)   
 Sport - Indoor  Outdoor  (If you have a particular sport in mind please detail in the box below)

Other uses or facilities... Please outline in the box below

### Annex A (2)

Do you have any concerns about the New Village Hall Project? If so please outline them in the box below....

Approximately how many times a year do you use or visit the current Village Hall?

Never  0-5  6-10  11-20  20+

If you have any skills and would like to contribute to this exciting project please contact the Steering Group at: [nvvh@cherhill.org](mailto:nvvh@cherhill.org) or ring 07976-851756

If another member of your household would like to complete this questionnaire please download a copy from <http://cherhill.org/nvvh/questionnaire.pdf>

or you can complete the questionnaire online at [www.cherhill.org](http://www.cherhill.org) just log on and follow the links, or you can go direct to: [http://cherhill.org/village\\_website/New\\_Village\\_Hall.html](http://cherhill.org/village_website/New_Village_Hall.html)

Thank you for completing this questionnaire. The Steering Group promises to consider all the views submitted but of course it may not be possible to accommodate every request and suggestion.

A public meeting to discuss more details of the Project is planned for **Thursday 6<sup>th</sup> February 2016** at 7.30pm in Cherhill Village Hall

# Annex B

## User-group questionnaire

### Annex B(1)

### A New Village Hall for Cherhill Requirements Specification

Hall User / Group .....

Name	
Description of Use	
Typical number of participants	
Sessions per week/month	
Typical time of day	

#### Space and features

Idea amount of space needed. Either measurements or relate it to the current hall. If having half the hall or a smaller room would suite you better please say so. Also say if your activity needs extra height or other features.

Size and height	
Lighting - bright, dimmable, more natural light, etc	
Sound acoustics - particular	

### Annex B(2)

Flooring - any special requirements, solid, sprung, carpet, wood, matting for sports	
Heating - lower or higher than average, more controllable	
Stage - similar to existing or different and if so in what way	
Storage space, is this essential? How much?	
Kitchen, Do you use the kitchen? Is the current one big enough? Is it lacking any equipment?	
Outside, Any features or facilities that you would need?	
Any other features / facilities	

### Annex B(3)

#### Equipment

Do you need any of the following equipment? Please give as much information as possible

Sound system	
Video projection	
Internet	
Sport facilities	
Stage equipment	
Other	

# Annex C

## Letter to external agencies

**Annex C(1)**



www.cherhillvillagehall.org      info@cherhillvillagehall.org

26 The Street  
Cherhill  
Cerne  
Wiltshire  
SN11 8XR

07976-851766

2nd February 2016

**Cherhill's New Village Hall Project**

My name is John Cavanagh and I am writing as a member of the Steering Group to outline our Project and to invite your comments.

There has been a long-standing ambition within our village to replace the current inadequate Village Hall but its location, bounded by a road on one side and private houses on the others, means that development to expand and improve the facility is impossible. An offer to donate a piece of land has raised the possibility of building a new village hall and details of the opportunity, the site, and the current hall's shortcomings are on our website, the address is quoted above.

After an initial architectural competition we were delighted to appoint the internationally-renowned Make Architects, led by local resident Ken Shuttleworth, as architects for the Project. Their initial design submission, also available on our website, is currently being adjusted in response to the feedback we have received from the villagers.

This is very much a community project with all members of the Steering Group living in the village and from the outset we have worked with the other residents and current hall user groups through open events, questionnaires, social media, a website and an online forum. Consistent with this approach is our decision to seek approval under a Community Right to Build Order (CRBO) which, as well as offering significant funding benefits, has the major attribute of being fundamentally democratic with approval for the build ultimately devolving to the villagers.

In addition to donations from local groups we have received grants from the Caine Area Board and the Community Rights Programme which have enabled us to progress our plans and commission some initial survey work. We are confident that our decision to seek a CRBO, which we expect to be ready in about 6 to 9 months, will offer further funding opportunities as the Project develops.

**Annex C(2)**

We recognise our obligation to consult widely amongst the appropriate bodies and consequently we invite you to examine the details of the Project on our website. We would welcome your comments and the opportunity to answer any questions you may have. We would also be delighted to arrange a meeting if you would prefer.

Yours sincerely,



John Cavanagh  
Communications Coordinator

# Appendix

# Appendix

## Archaeology

### Cotswold Archaeology



Land at Park Lane  
Cherhill  
Wiltshire

Archaeological Evaluation

CA Project: 6168  
CA Report: 17134

Document Control Grid						
Revision	Date	Author	Checked by	Status	Reasons for revision	Approved by
A	24 March 2017	Alex Thomson	Charlotte Haines	LPA Issue		Laurent Coleman

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- Fig. 2 Trench location plan showing archaeological features and proposed design plans (1:500)
- Fig. 3 Trench 1: section (1:20) and photograph

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Summary

**Project Name:** Land at Park Lane, Cherhill  
**Location:** Cherhill, Wiltshire  
**NGR:** SU 04096 70150  
**Type:** Evaluation  
**Date:** 27-28 February 2017  
**Location of Archive:** To be deposited with Wiltshire Heritage Museum, Devizes  
**Site Code:** NVH 17

An archaeological evaluation was undertaken by Cotswold Archaeology in February 2017 on land at Park Lane, Cherhill, Wiltshire. Three trenches were excavated.

A north/south aligned ditch containing medieval (11th to 15th-century) pottery was recorded towards the centre of the site, this was re-cut by a further ditch on a similar alignment, which contained further medieval (13th to 16th-century) pottery, animal bone and residual flint fragments. A deposit of chalk rubble, probably relating to the use or demolition of post-medieval buildings known to have previously existed within the site was also identified.

No further finds, feature or deposits of archaeological interest were identified during the evaluation.

2

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**1. INTRODUCTION**

1.1 In February 2017 Cotswold Archaeology (CA) carried out an archaeological evaluation for Cherhill Parish Council on land at Park Lane, Cherhill, Wiltshire (centred on NGR: SU 04096 70150; Fig. 1). The evaluation was undertaken to inform an application for a Community Right to Build Order for the construction of a new village hall, associated car parking and amenities at the site, on the recommendation of Melanie Pomeroy-Kellinger, County Archaeologist, Wiltshire Council (WC).

1.2 The evaluation was carried out in accordance with a detailed *Written Scheme of Investigation* (WSI) produced by TALITS (2016a) and approved by Melanie Pomeroy-Kellinger. The fieldwork also followed *Standard and guidance: Archaeological field evaluation* (CfA 2014). It was monitored by Melanie Pomeroy-Kellinger, including a site visit on 27 February 2017.

**The site**

1.3 The proposed development area is approximately 0.44ha in extent, and comprises a single open field laid to rough pasture. It is bounded to the east by further agricultural land, to the north by the garden of a neighbouring residential property, to the west by Park Lane and to the south by the A4. The site lies at approximately 120m AOD, with the ground sloping slightly from north-east to south-west.

1.4 The underlying bedrock geology of the area is mapped as West Melbury Chalk Formation and Zig Zag Chalk Formation formed during the Cretaceous Period (BGS 2017). Natural geological substrate comprising brown grey chalky clay and yellow grey chalk was identified in all trenches.

**2. ARCHAEOLOGICAL BACKGROUND**

2.1 The site has previously been subject to a Statement of Significance and Heritage Statement (JME Conservation Ltd 2017) and a geophysical survey (TALITS 2016b). The results of these studies are summarised below, along with pertinent publically available information.

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© Cotswold Archaeology Land at Park Lane, Cherhill, Wiltshire Archaeological Evaluation

2.2 No archaeological features are recorded within the proposed development site itself, however a number of archaeological remains are recorded in close proximity. These include the discovery of a complete Bronze Age Beaker recorded during the laying of a water pipe at Upper Farm, c. 200m to the north of the site, in 1927 (TALITS 2016a).

2.3 Cherhill Hill, which encompasses a hillfort and post-medieval white horse and obelisk is located c. 500m to the south of the site. The hillfort, Oldbury Castle, consists of a large, irregularly shaped bivaliate Iron Age enclosure that developed from an earlier Bronze Age site (TALITS 2016a).

2.4 An evaluation at Bell Farm in 1996, located to the west of the site, revealed five ditches believed to date to the Iron Age, Roman and medieval periods. It is possible that the Roman features identified relate to the site of a villa located approximately 0.2km to the north of Bell Farm itself (TALITS 2016a).

2.5 The site is located to the south-east of the historic core of the village of Cherhill which has origins in the medieval period. The church of St James dates to the 12th-century and a number of later medieval and early post-medieval listed buildings are recorded on the Wiltshire HER. A book on the history of the Cherhill (*Blackford 1941*) contains a map reconstructing known buildings within the village in 1780. The map depicts two domestic buildings within the site, which are still shown on the Title Map of 1843 (JME 2017), but are not depicted by the time of the 1884 1st Edition Ordnance Survey Map (JME 2017).

2.6 Extensive ground disturbance is thought to have occurred in the north-western part of site during the modern period, during construction work associated with the raising and levelling of the A4 roadway immediately adjacent to the southern boundary of site.

2.7 A geophysical survey of the site undertaken in January 2016 (TALITS 2016b) found no evidence for archaeological features, with only known features, including a water pipeline, being recorded. Notably, there were no clear traces of the buildings known to have existed on the site from historic mapping.

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**3. AIMS AND OBJECTIVES**

3.1 The objectives of the evaluation were to provide information about the archaeological resource within the site, including its presence/absence, character, extent, date, integrity, state of preservation and quality, in accordance *Standard and guidance: Archaeological field evaluation* (CfA 2014). This information will enable Wiltshire Council to identify and assess the particular significance of any heritage asset, consider the impact of the proposed development upon it, and to avoid or minimise conflict between the heritage asset's conservation and any aspect of the development proposal, in line with the *National Planning Policy Framework* (DCLG 2012).

**4. METHODOLOGY**

4.1 The fieldwork comprised the excavation of three trenches, in the locations shown on the attached plan (Fig. 2). Trenches 1 and 2 measured 20m in length and Trench 3 measured 25m in length; all trenches measured 1.8m in width. Trenches were set out on OS National Grid (NGR) co-ordinates using Leica GPS and surveyed in accordance with CA Technical Manual 4 *Survey Manual*.

4.2 All trenches were excavated by mechanical excavator equipped with a toothless grading bucket. All machine excavation was undertaken under constant archaeological supervision to the top of the first significant archaeological horizon or the natural substrate, whichever was encountered first. Where archaeological deposits were encountered they were excavated by hand in accordance with CA Technical Manual 1: *Fieldwork Recording Manual*.

4.3 Deposits were assessed for their palaeoenvironmental potential in accordance with CA Technical Manual 2: *The Taking and Processing of Environmental and Other Samples from Archaeological Sites*, however no deposits were identified that required sampling. All artefacts recovered were processed in accordance with Technical Manual 3: *Treatment of Finds Immediately after Excavation*.

4.4 The archive and artefacts from the evaluation are currently held by CA at their offices in Kemble. Subject to the agreement of the legal landowner the artefacts will be deposited with Wiltshire Heritage Museum, Devizes, along with the site archive.

A summary of information from this project, set out within Appendix C, will be entered onto the OASIS online database of archaeological projects in Britain.

**5. RESULTS (FIGS 2-3)**

5.1 This section provides an overview of the evaluation results; detailed summaries of the recorded contexts and finds are to be found in Appendices A and B respectively.

5.2 Natural geological substrate comprising mixed brown grey chalky clay and yellow grey chalk was observed in all trenches at an average depth of 0.42m below present ground level (bpgl). The natural was overlain by silt clay subsoil in all trenches, which measured an average depth of 0.18m. The subsoil was in turn sealed by grey brown silty clay topsoil c. 0.2m in depth. No archaeological features were revealed in Trenches 2 or 3.

**Trench 1 (Figs 2 & 3)**

5.3 A north/south aligned ditch 1008, measuring 0.96m in width and 0.49m in depth was recorded cutting the natural substrate. It contained a single clay silt fill 1007 from which two sherds of pottery dating to the 11th to 15th-centuries were recovered along with fragments of animal bone. The ditch was re-cut on the same alignment by ditch 1006, which measured 1.58m in width and 0.5m in depth. The re-cut contained two fills, 1005 and 1004. The earlier fill, 1005, comprised grey brown clay silt and contained a single sherd of late 13th to 16th-century pottery. The later fill 1004, comprised brown grey silty chalk and contained six sherds of mid 12th to late 15th-century pottery, a single fragment of animal bone and three residual prehistoric worked flint flakes. The fills of these ditches were sealed by subsoil 1001.

5.4 A deposit of chalk rubble 1003 was identified at the north-western end of the trench. It overlies subsoil 1001 and sealed by topsoil 1000. This deposit, which extended beyond the limits of the trench, measured at over 6.8m in length and 1.8m in width and contained a single sherd of Yellow Slipware pottery of late 17th to 18th-century date.

**6. THE FINDS**

6.1 Artefactual material was recovered from four deposits during the evaluation (three ditch fills and one chalk rubble layer). The recovered material dates to the prehistoric, medieval and post-medieval periods. The pottery has been recorded according to sherd count/weight per fabric and a detailed quantification of identified material is presented in Appendix B.

**Pottery**

**Medieval**

6.2 A total of six bodysherds (94g) of medieval pottery were recovered from ditches 1006 and 1008 within Trench 1. They were in moderate to good condition, in terms of abrasion and surface preservation. A sherd of Minety ware (MIN, North Wiltshire oolitic limestone-tempered ware), recovered from fill 1004 of ditch 1006, is of mid 12th to late 15th century date. A coarse, quartz-tempered fabric (MQZ) which occurs as bodysherds from deposits 1004, 1005 and 1007 is probably of a local type. It is similar to unglazed coarsewares produced at Nash Hill, Lacock, Wiltshire and dating in the 12th to 14th/15th century range is suggested.

**Post-medieval**

6.3 A bodysherd (23g) in yellow slipware (YSW) was retrieved in an unabraded condition from rubble layer 1003. This ware type dates to the late 17th to 18th centuries.

**Lithics**

6.4 Fill 1004 of ditch 1006 produced three flint flakes. They are broadly prehistoric in date but have likely been redeposited within a medieval feature.

**7. THE BIOLOGICAL EVIDENCE**

A total of four fragments (416g) of animal bone were recovered from deposits 1004 and 1007, the fills of medieval ditches 1006 and 1008.

**Animal Bone**

7.1 In general, the animal bone was well preserved, making the identification of sheep/goat (*Ovis aries/Capra hircus*) possible from an isolated molar in deposit 1004 and horse (*Equus caballus*) from two metacarpals (a bone of the lower

forelimb) in deposit 1007. These species were commonly exploited as domesticated animals in this period (Baker and Worley, 2014), so their presence is to be expected. However due to the low recovery, there is no further interpretative inference to be made beyond species identification.

**8. DISCUSSION**

8.1 The evaluation identified a medieval ditch and post-medieval spread of chalk rubble, neither of which were identified by the preceding geophysical survey (TALITS 2016b).

**Medieval**

8.2 Ditches 1006 and 1008, 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 village of Cherhill is known to have origins in the medieval period, as evidenced by the 12th-century church of St James, located c. 250m north-west of site. Further medieval ditches have previously been recorded to the west of the site during evaluation at Bell Farm in 1996 (TALITS 2016a). The re-cutting of the ditch in Trench 1 is indicative of maintenance and suggests a sustained period of use.

**Post-medieval**

8.3 Chalk rubble layer 1003, identified at the north-western end of Trench 1, contained a single sherd 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 by the geophysical survey or during the evaluation and it is likely they were been entirely removed in the modern period, possibly during construction work associated with the raising and levelling of the A4 roadway immediately adjacent to the southern boundary of site.

**9. CA PROJECT TEAM**

Fieldwork was undertaken by Alex Thomson, assisted by Anthony Beechey. The report was written by Alex Thomson. The finds and biological evidence reports were written by Jacky Sommerville and Andy Clarke respectively. The illustrations were

prepared by Esther Escudero. The archive has been compiled by Alex Thomson, and prepared for deposition by Hazel O'Neill. The project was managed for CA by Charlotte Haines and Steven Sheldon.

**10. REFERENCES**

Baker, P. and Worley, F. 2014 *Animal bones and archaeology: Guidelines for best practice* Swindon, English Heritage

BGS (British Geological Survey) 2017 *Geology of Britain Viewer* [http://maps.bgs.ac.uk/geology/viewer\\_google/googleviewer.html](http://maps.bgs.ac.uk/geology/viewer_google/googleviewer.html) accessed 1 March 2017

JME Conservation Ltd 2017 *Proposed Village Hall, Park Lane, Cherhill, Wiltshire: Statement of Significance and Heritage Statement*

RPS Clouston 1996 *Bell Farm, Cherhill Wiltshire: An Archaeological Evaluation Report*

TALITS 2016a *Written Scheme of Investigation for an Archaeological Evaluation of the New Village Hall Site at Cherhill, Wiltshire*

TALITS 2016b *Cherhill New Village Hall: Geophysical Survey*, TALITS Report No. 1017.205

**APPENDIX A: CONTEXT DESCRIPTIONS**

Trench No.	Context No.	Type	Fill of	Context Interpretation	Description	L (m)	W (m)	D (m)	Spot-date
1	1000	Layer		Topsoil	Dark grey-brown silty-clay	>20	>1.8	0.2	Modern
1	1001	Layer		Subsoil	Brownish-grey silty-clay	>20	>1.8	0.19	
1	1002	Layer		Natural substrate	Light brownish-grey chalky-clay and yellowish-grey chalky-clay	>20	>1.8		
1	1003	Layer		Chalk rubble	Light brownish-white chalk rubble in a silty-clay matrix	>6.8	>1.8	0.11	LC17-18th
1	1004	Fill	1006	Fill of ditch	Light brownish-grey silty-chalk	>2	1.06	0.16	
1	1005	Fill	1006	Fill of ditch	Dark greyish-brown clayey-silt	>2	1.58	0.35	
1	1006	Cut		Ditch re-cut	N/S aligned linear, with moderately sloping sides and U-shaped base	>2	1.58	0.5	LC13-C16
1	1007	Fill	1008	Fill of ditch	Greyish-brown clayey-silt	>2	0.96	0.49	
1	1008	Cut		Ditch	N/S aligned linear with steeply sloping sides and U-shaped base	>2	0.96	0.49	LC11-LC15
2	2000	Layer		Topsoil	Dark grey-brown silty-clay	>20	>1.8	0.2	Modern
2	2001	Layer		Subsoil	Brownish-grey silty-clay	>20	>1.8	0.17	
2	2002	Layer		Natural substrate	Light brownish-grey chalky-clay and yellowish-grey chalky-clay	>20	>1.8		
3	3000	Layer		Topsoil	Dark grey-brown silty-clay	>25	>1.8	0.21	Modern
3	3001	Layer		Subsoil	Brownish-grey silty-clay	>25	>1.8	0.18	
3	3002	Layer		Natural substrate	Light brownish-grey chalky-clay	>25	>1.8		

**APPENDIX B: THE FINDS**

Context	Category	Description	Fabric Code	Count	Weight (g)	Spot-date
1003	Post-medieval pottery	Yellow slipware	YSW	1	23	LC17-C18
1004	Medieval pottery	Lacock/Nash Hill ware	MQZ	2	11	MC12-C15
	Medieval pottery	Minety ware	MIN	1	7	
	Worked flint	Flake		3	24	
1005	Medieval pottery	Lacock/Nash Hill ware	MQZ	1	5	C12-C15
1007	Medieval pottery	Lacock/Nash Hill ware	MQZ	2	71	C12-C15

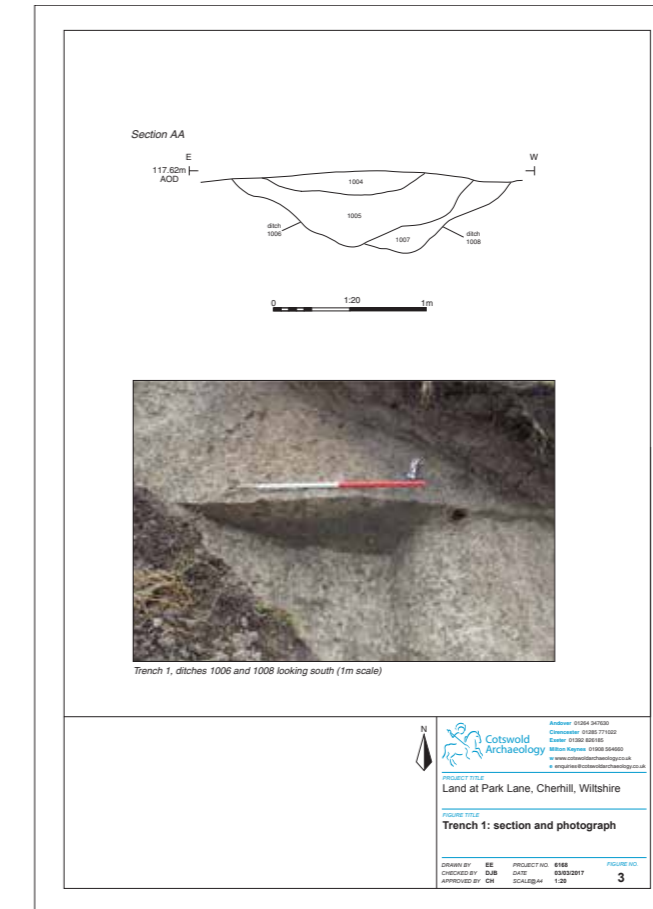
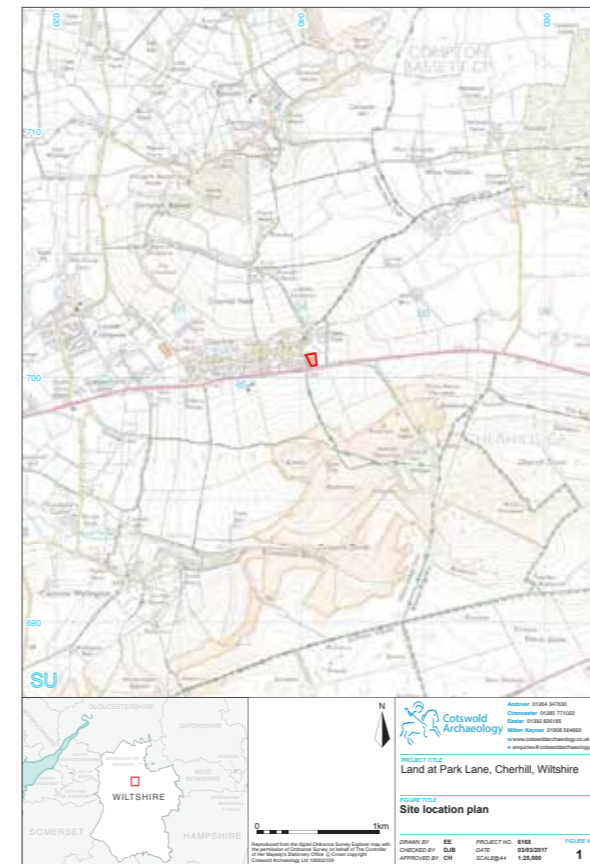
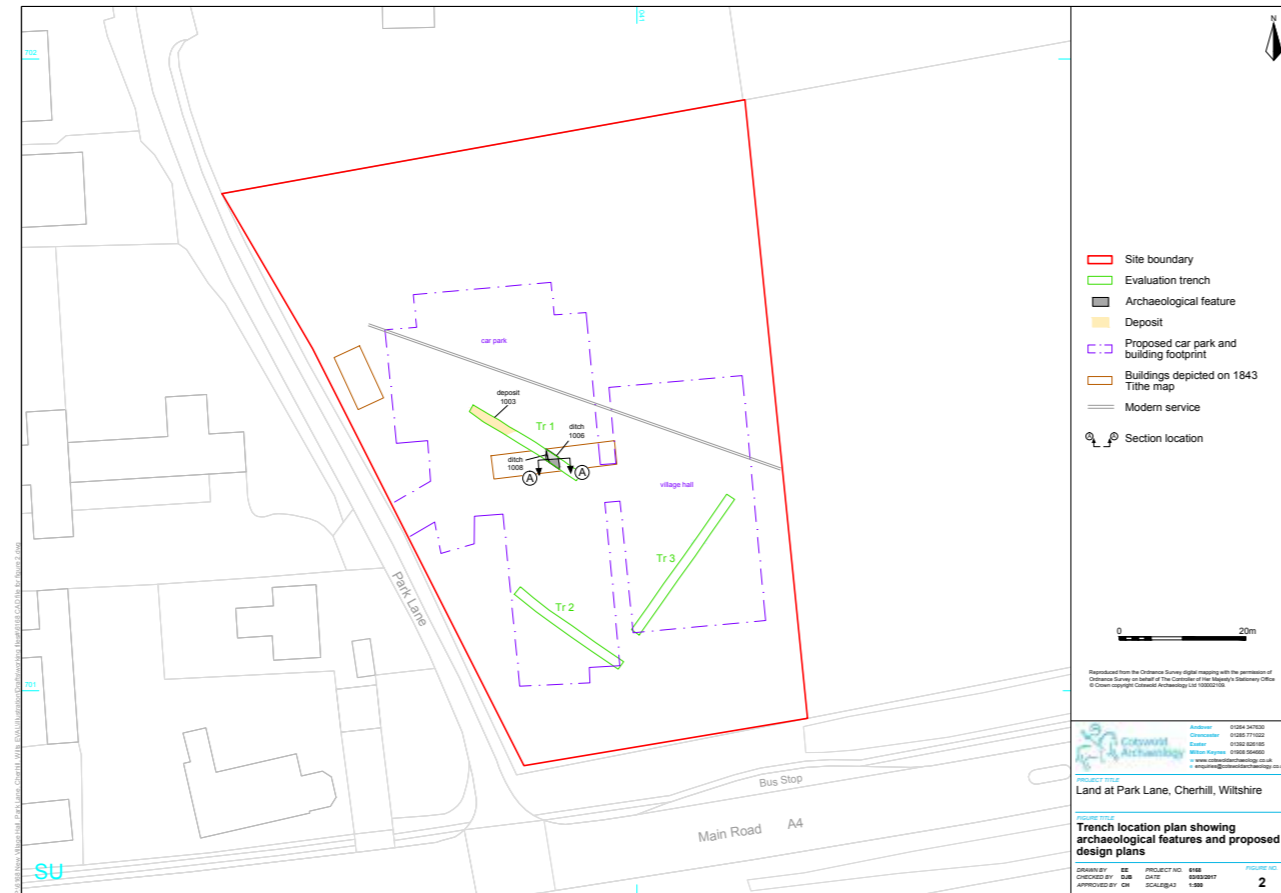
**Table 1:** Identified animal species by fragment count (NISP) and weight and context.

Cut	Fill	O/C	EQ	Ind	Total	Weight (g)
1006	1004		1		1	2
1008	1007			2	2	405
<b>Total</b>			1	2	3	4
<b>Weight</b>			5	405	6	416

O/C = sheep/goat; EQ = horse; Ind = indeterminate

APPENDIX C: OASIS REPORT FORM

PROJECT DETAILS		
Project Name	Land at Park Lane, Cherhill, Wiltshire	
Short description	An archaeological evaluation was undertaken by Cotswold Archaeology in February 2017 on land at Park Lane, Cherhill, Wiltshire. Three trenches were excavated.  A north/south aligned ditch containing medieval (11th to 15th-century) pottery was recorded towards the centre of the site, this was re-cut by a further ditch on a similar alignment, which contained further medieval (13th to 16th-century) pottery, animal bone and residual flint fragments. A deposit of chalk rubble, probably relating to the use or demolition of post-medieval buildings known to have previously existed within the site was also identified.  No further finds, feature or deposits of archaeological interest were identified during the evaluation.	
Project dates	27-28 February 2017	
Project type	Field evaluation	
Previous work	Geophysical survey (TALITS 2016) <i>Heritage Statement</i> (JME Conservation Ltd 2017)	
Future work	Unknown	
PROJECT LOCATION		
Site Location	Land at Park Lane, Cherhill, Wiltshire	
Study area (M <sup>2</sup> /ha)	0.44ha	
Site co-ordinates	SU 04096 70150	
PROJECT CREATORS		
Name of organisation	Cotswold Archaeology	
Project Design (WSI) originator	TALITS	
Project Manager	Charlotte Haines and Steven Sheldon	
Project Supervisor	Alex Thomson	
MONUMENT TYPE		
None		
SIGNIFICANT FINDS		
None		
PROJECT ARCHIVES		
Intended final location of archive (museum/Accession no.)	Content:	
Physical	Wiltshire Heritage Museum, Devizes	Pottery, animal bone, flint
Paper	Wiltshire Heritage Museum, Devizes	Context sheets, trench sheets, section drawings
Digital	Wiltshire Heritage Museum, Devizes	Digital photographs
BIBLIOGRAPHY		
CA (Cotswold Archaeology) 2017 Land at Park Lane, Cherhill, Wiltshire: Archaeological Evaluation. CA typescript report 17134		



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# Appendix

## Planting

Debbie Feeney

### Planting Schedule, Specification and Maintenance Plan for Cherhill Village Hall

Client: Cherhill Village Institute

Debbie Feeney CMLI  
Landscape Architect  
14 Baker Street, Frome, BA11 3BL  
Tel 01373 473182 07773609564  
e-mail debbiegrandifora@gmail.com

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- 1.1 New mixed native hedge
- 1.2 Hedge Species
- 1.3 Maintenance of new hedge
- 1.4 Existing hedgerow
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- 5.0 WILD FLOWER MEADOW IN EXISTING GRASSLAND
- 5.1 Planting
- 5.2 Maintenance

#### 1.0 NEW AND EXISTING HEDGEROWS

1.1 New Mixed Native Hedge (to east and south side of site)  
Planting is to be carried out during the planting season – ideally in November, before the ground gets too cold, otherwise up to March except when there is a ground frost or soil is waterlogged.

Hedging plants are to be 60-80 cm high, 1+1, bareroot, healthy and vigorous transplants to be planted in a double staggered row, 450mm apart, with 7 plants per linear metre. Clear a metre wide strip of vegetation from the proposed hedge planting site. All transplants shall be protected with a 400mm high plastic spiral rabbit guard supported by a 750mm stake or cane. To increase weed control spread a geotextile membrane over the planting site and peg at sufficiently regular intervals to keep in place. Top with 75mm layer of mulch. Stock proof fencing should be erected to protect hedging from grazing as required. Refer to 4.2 for topsoil requirements.

#### 1.2 Hedge species (to be planted in species groups of approximately 5)

20% Acer campestre	Field Maple
10% Corylus avellana	Hazel
30% Crataegus monogyna	Hawthorn
10% Euonymus europaeus	Spindle
30% Fagus sylvatica	Beech
10% Rosa canina	Dog Rose

#### 1.3 Maintenance

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.

In the first spring after planting trim all lateral branches back by 50%. Prune damaged, diseased or dead wood immediately after first leaf break. Follow with a light trim every second or third year, allowing the hedge to increase in size each time. Replace dead, dying or damaged stock with the same species as soon as practicable in the first planting season following. Check regularly that the shrub guards are sound and secure, and replace as necessary. Maintain a metre wide strip in a weed free condition for at least three years, to reduce competition from grass and weeds for moisture and nutrients.

#### 1.4 Existing hedgerow (front of site, west side)

The hedgerow is to be coppiced to rejuvenate growth for future layering. Coppicing should take place during the winter during spells of mild weather. All stems should be clean angles cut to a height of around 7.5cm and angled to shed water. Where plants are too large, they should be felled and trimmed afterwards. Any gaps left after coppicing should be planted up with new plants. Improve soil for new plants to establish by digging in well rotted farm manure. Temporary timber and post fencing is required to protect hedge from damage.

1.5 Long term maintenance of hedgerows  
Cutting should be carried out between December and the beginning of March to avoid the breeding season of birds. Hedgerows should not be cut when there is a hard frost or when they are in flower. Cut back to an A shape to provide maximum light and benefit for wildlife.

#### 2.0 GREEN ROOF

To be read with specification provided by Blackdown Green Roofs

2.1 Grass species to cover 20% of roof, by Emorsate – EG6 Meadow grass mixture for chalk and limestone soils.

2.5% Briza media	Quaking Grass
40% Cynosurus cristatus	Crested Dogtail
30% Festuca ovina	Sheeps Fescue
16% Festuca rubra	Red Fescue
6% Koeleria macrantha	Crested Hair-grass
5% Phleum bertolonii	Smaller Cat's-tail
.5% Trisetum flavescens	Yellow Oat-grass

Sowing rate 5g/m<sup>2</sup>

2.2 Wild flower species to cover 80% of roof, by Emorsgate – EM6F Wild flowers for chalk and limestone soils

2.5% Achillea millefolium	Yarrow
5% Betonica officinalis	Betony
15% Centaurea nigra	Common Knapweed
7.5% Galium verum	Lady's Bedstraw
5% Leucanthemum vulgare	Oxeye Daisy
2.5% Lotus corniculatus	Birdsfoot Trefoil
13% Plantago lanceolata	Ribwort Plantain
1.5% Primula veris	Cowslip
10% Prunella vulgaris	Seltheal
15% Ranunculus acris	Meadow Buttercup
7.5% Rhinanthus minor	Yellow Rattle
7.5% Rumex acetosa	Common Sorrel
0.5% Silene flos-cuculi	Ragged Robin
0.5% Trifolium pratense	Wild Red Clover
7% Viccia Cracca	Tufted Vetch

#### 2.3 Maintenance

The planting on the roof will take a year to establish. During the first year cut growth on a regular basis to a height of 40-60 cm to maintain a balance between the fast growing grasses and the slower growing wild flowers. Cutting back to remove the top growth will give the smaller, slower growing plants more light and space. The second year, leave the meadow uncut up until July/August and then cut back to 40-75 cm. Allow cuttings to dry on site for seven days to assist drying and

dispersing the seeds and then remove. Do not cut May to early June as this may disturb nesting birds.

Additional cutting in autumn (up until November) may be necessary to remove excessive grass growth. Cut to a height of 40-60cm. During periods of drought water the planting mix.

#### 3.0 TREES

##### 3.1 Planting

Trees shall be planted only during the planting season November -March, and only when the soil is in a friable condition. Carry out preparation and planting while soil and weather conditions are suitable. Do not carry out work when the soil is so wet that to work it would result in a loss of structure. Neither should work be undertaken during periods of heavy frost or strong winds.

Trees should be planted in areas previously cleared of all weeds, grass and vegetation.

Tree pits to be excavated to a minimum size of 500mm diameter larger than the rootball with the base broken up to a minimum of 300mm depth below the rootball. Topsoil to be mixed with suitable tree planting compost and replaced carefully around the roots and lightly compacted every 150mm layer. Watering 'dishes' to be created around the base of each tree to hold water directly over the rootball. Bare root trees shall be supported with a treated timber stake and rubber ties.

Heavy standard trees shall be provided with two tree stakes. The overall length of the stakes shall be sufficient to ensure that they are firm when driven into the soil and that the top of the stake extends above ground level to approximately one third of the tree's height. Stakes are to be hammered into the ground before the tree is positioned in the pit. Each stake shall be whole sections of softwood timber of 75 mm top diameter, peeled and pressure treated in accordance with BS 4072. A 100mm x 30mm section cross spar shall be fixed to the posts with galvanised nails. One tree ties shall be a rubber strap overlapped and fixed to the timber cross spar by galvanised clout nails. A rubber collar shall ensure that tree and stake do not touch in any place.

Thoroughly water in all trees immediately after planting but prior to mulching.

#### 3.2 Tree Species

Nursery stock trees shall conform to BS 5236.

DWG SYMBOL	SPECIES	SIZE	ROOT FORM/STAKING
Ac	Acer campestre Field Maple	Standard Height 3m Girth 12-14 cm	In grassland area Bare root, single staked
Al	Amelanchier lamarckii Snowy Mespil	Multi stem Height 150cm	Container grown
Ca	Corylus avellana Hazel	Height 1.8m Pot size 30 litres	To be grown as multi-stem & coppiced
Cm	Crataegus monogyna Hawthorn	Standard Height 3m Girth 12-14 cm	Bare root, single staked
FsD	Fagus sylvatica Dawyck Gold Golden Upright Beech	Heavy Standard Height 4.5cm Feathered	Rootballed, double staked with crossbar
Fs	Fagus sylvatica Common Beech	Heavy Standard Height 4.0 m Girth 14-16cm	Rootballed, double staked with crossbar
Ms	Malus sylvestris Crab apple	Height 3m Girth 12-14 cm	Bare root, single staked
Ps	Prunus x subhirtell Autumnalis Winter Flowering Cherry	Heavy Standard Height 4.5m Girth 16-18 cm	Container grown, single staked
Sa	Sorbus aria Whitebeam	Standard Height 3m Girth 12-14 cm	Bare root, single staked

#### 3.3 Maintenance

Inspect at approximately monthly intervals and carry out the following: Check stakes and supports for looseness, breaks and decay and replace as necessary to original specification. Adjust, refix or replace loose or defective ties as necessary, allowing for growth since planting and to prevent chafing. Where chafing has occurred, reposition or replace ties to prevent further chafing. Replace missing or damaged components.

#### 4.0 SHRUBS

##### 4.1 Planting to BS3936

Where topsoil is sparse, supply additional topsoil to be to BS3882. To be free from pernicious weeds and roots, clay, lumps, non soil materials or other foreign matter. Topsoil should be spread evenly over areas to be planted in 150mm stages and firmed before spreading next layer.

Where existing topsoil is of adequate depth and reasonable add organic matter such as mushroom compost 25mm depth over area, and organic slow release fertilizer to manufacturer's instructions. Minimum depth of topsoil to be 450mm.

Planting hole sizes to be 150 mm wider than roots when fully spread and 300 mm deep. Plants shall be planted upright or well balanced with best side to the front. Topsoil shall be carefully returned to the planting pit, packing around evenly spread roots or root-ball and heeled firmly but gently in. The finished level shall be at the original soil mark on shrubs and 30mm above surrounding levels to allow for settlement. Backfill with slow release fertiliser to be applied to manufacturers instructions. Apply 75mm depth of mulch over planting areas. To be free of pests, disease, fungus and weeds.

#### 4.2 Species

DWG SYMBOL	SPECIES	SIZE	PLANTING DENSITY
Bs	Buxus sempervirens Box	25-30 cm 3 litre pot	6/m <sup>2</sup> planted in rows
Cd	Choisya x dewitteana 'Aztec Pearl' Mexican orange	25-30 cm 3 litre pot	5/m <sup>2</sup> planted randomly
Cs	Cytisus scoparius 'Firefly Broom'	30-40 cm 3 litre pot	5/m <sup>2</sup> planted randomly
Ha & Np	Helleborus angustifolia Holly leaved hellebore and  Narcissus pseudonarcissus Wild daffodil	30-40 m 3 litre pot  Bulbs	4/m <sup>2</sup> planted randomly  Planted in randomly in clusters of 8
Vo	Viburnum opulus 'Compactum' Compact Guelder Rose	30-40 cm 3 litre pot	5/m <sup>2</sup>

#### 4.3 Maintenance

All soft landscape areas to be maintained to BS7370-4:1993. Following planting sufficient watering of planting and hedging beds shall be regularly undertaken to establish and maintain plant growth.

Within four months of planting all beds to be inspected for settlement, soils and mulch topped up and all plants firmed in. The stems of large or tall plants to be checked for vertical growth and reset as necessary. Plants found to be susceptible to wind damage to have small stakes or canes added to provide sturdiness. Waterlogged beds not considered attributable to over watering to be reported to the CA immediately to agree suitable remedial drainage solutions.

All planting should be maintained in a disease and pest free state. In all cases natural methods of control shall be used prior to any chemical applications of proprietary pesticide / herbicide applied to manufacturer's recommendations by qualified operatives.

All planting beds shall be kept weed free with litter and vegetative debris removed regularly to prevent disease and contamination.

Weed control shall be by hand except where significant or persistent weed growth occurs when the use of a suitable herbicide is permitted and used according to manufacturer's recommendations by qualified operatives.

Plants that have failed to thrive shall be replaced with the same species and cultivar except where multiple failures of the same cultivar have occurred at which time a suitable equivalent may be used in agreement with the CA. Replacement plants shall be planted at the earliest available planting season to ensure continued coverage of growth.

The bark mulch layer to all beds to be topped up at the end of the year with the same material to 75mm.

#### 5.0 WILD FLOWER MEADOW IN EXISTING GRASSLAND

5.1 Planting  
Remove all perennial weeds such as thistles and docks. Cut the existing grass as low as possible. Scarify the grass to create at least 75% bare soil. While soil is still damp distribute wild flower seed by Emorsgate EMGF – Wild flowers for chalk and limestone soils. In the first year after sowing mow frequently down to 10cm to control grass and weeds. Do not leave material on ground.

5.2 Maintain in future years in the same way as described for the green roof, by cutting in summer and repeating in autumn if grass grows high.

# Appendix

## Heritage

### JME Conservation Ltd

### Proposed Village Hall, Park Lane, Cherhill, Wiltshire. Statement of Significance and Heritage Statement.



**JME Conservation Ltd.**  
**January 2017**

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#### Research parameters:

This Statement of Significance and Heritage Statement has been prepared to support a Community Right to Build Order for the erection of a replacement Village Hall on the eastern edge of the village of Cherhill in Wiltshire. The proposed site lies just outside the Cherhill Conservation Area, and there are glimpsed views of a listed building, Tudor Thatch, to the north and Bell Farm and its associated farm buildings which are non-designated heritage assets to the west. The village lies within the North Wessex Downs Area of Outstanding Natural Beauty (AONB) at the foot of Cherhill Down, part of a prominent escarpment of chalk downland which is important for its chalkland flora, fauna and archaeology including substantial earthwork remains notably Oldbury Camp and the Cross Dyke both of which are scheduled monuments. The Down also contains the more recent grade II\* listed Lansdown Monument and the equally prominent White Horse (a non-designated heritage asset).

The purposes of this statement are firstly to provide an assessment of the significance of the affected heritage assets, (including the contribution made by the development site to their settings and significance), and secondly to assess the impacts of the development proposals upon their significance and setting. The statement also considers their contribution to the landscape and natural beauty of this part of the North Wessex Downs AONB.

The statement does not provide a detailed appraisal of the affected heritage assets whose setting are affected by the development. It provides a proportionate assessment of their settings and significance and assesses the impacts of the proposed development on their settings and significance. It is based upon a visual assessment supported by sufficient documentary research to elucidate the results of the visual assessment. A full examination of documentary and other sources has not been undertaken.

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### **Proposed Village Hall, Park Lane, Cherhill, Wiltshire. Statement of Significance and Heritage Statement.**

#### **Brief description of the proposed site of the Village Hall and its setting:**

The village of Cherhill lies approximately four km to the east of Calne on the edge of the Cherhill Downs, which lie within but at the north-western edge of the North Wessex Downs Area of Outstanding Natural Beauty. The village is sited on the north side of Main Road, which forms part of the A4, and was the old coaching road between Bristol and London; and to the north, west and east of the village, it is surrounded by a mix of open arable fields and pasture defined by mature hedgerows. On the south side of Main Road and separated from it by open arable fields is the northern scarp slope of Cherhill Down some 0.9km to the south. The chalk downs are covered in rough grass and rise to a height of 262m, which is marked by the Lansdowne Monument. There are long distance views from the scarp slope westwards across the wide valley of the River Avon and its tributary, the River Marden.



Fig 1. View of Cherhill Down, with the White Horse on the left and the Lansdowne Monument on the right. The earthwork remains of Oldbury Camp are visible on the skyline.

The long history of grazing on this fertile agricultural has preserved evidence of settlement going back to pre-historic times with numerous burial mounds, Oldbury Castle hillfort, and pre-historic field systems. More immediately apparent are the Cherhill White Horse, cut into the chalk in 1780, and the imposing Lansdowne Monument, dating from 1845, both of which are set within the "bowl" formed by the scarp slope

of Cherhill Down which faces northwards overlooking the development site and the village beyond. These archaeological remains and the prominence of the scarp slope within the wider landscape contribute to the special landscape character of the Cherhill Down as does the ecology of the Chalk grassland; and to Cherhill's setting.



Fig 2. View north from Cherhill Down towards the village which forms a nucleated settlement bounded on the north by woodland along Rivers Brook and on the south by the A4. The site is the pasture just beyond the A4.

The village is set on undulating ground at the foot of the scarp slope and has a broadly rectangular settlement plan defined by narrow often sunken lanes bounded by mature hedges forming plot boundaries. The principal streets run east-west with



Fig 3. The village is characterised by narrow Lanes and vernacular buildings set within plots enclosed by mature hedgerows. Maiden Lane is on the left and the church of St Michael is out of sight on the right.

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The Street on its northern side, and Main Road (the A4) running parallel to it on the south side of the village. In between is Middle Lane which runs eastwards through the western half of the village. Three narrow lanes, Olivers Hill, Maiden Lane and Park Lane, run at right-angles through the village and house plots are largely defined and screened by hedgerows which help contribute to the special character of the Conservation Area. A stream, Rivers Brook, has cut down through the chalk to form a small steeply sided valley with tree covered slopes, and woodland which forms the northern boundary of the village.



Fig 4. View from the north side of the village looking through the woodland along Rivers Brook towards Upper Farm with the Lansdown Monument beyond. The chalk escarpment is a constant visual presence to the south.

The historic core of Cherhill is at the eastern end around the Grade II\* listed church of St James and the manor house. This part of the village contains a fine group of one and a half storey thatched and rendered (or limewashed chalk) dwellings set within large sites which date mainly from the 17th century and were probably occupied by yeoman farmers. Several of these plots have subsequently been subdivided and infilled, although the mature hedgerow boundaries which characterise this part of the village have been retained, and make a valuable contribution to the character of the Conservation Area. The west part of the village has a denser pattern of development with more 19th and 20th century infill.

The southern boundary of the village fronting the Main Road (the A4) has more widely spaced development most of which is aligned onto the road frontage and it appears to have developed to serve the needs of travellers. Historically there were four coaching inns along the road including the former Bell Inn, which is now Bell Farmhouse on the corner of Main Road and Park Lane. This inn, which is late 18th century in date, was converted to a farmhouse in the late 19th century, when the (now converted) farm building complex was erected to the north and the former stables on the east side of Park Lane were demolished

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Fig 5. The site in 1843. Plot 253 is described as a house and land. Plots 251 and 252 are stables and land belonging to the Bell Inn. Note at this date Park Lane joins the main road at a crossroads adjacent to the Bell Inn.



Fig 6. The site in 1884 on the 1st edition Ordnance Survey map. Note that Park Lane has been diverted so that it joins the A4 (Main Road) further east whilst the stables and adjacent house have been demolished.

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Fig 7. The 1990 2nd edition OS map shows the road on its new alignment. The trees marking the former hedgerow divisions within the development site have now also been removed.

#### The development site:

The proposed site for the new village hall is on a currently open field on the outskirts of the village, adjacent to Main Road and on the east side of Park Lane. The site is directly opposite Bell Farmhouse but concealed from it by mature trees and hedgerow planting and the later infill dwellings on the west side of Park Lane. The site rises gently to the north and beyond its northern boundary are the extensive grounds of the grade II listed Tudor Thatch although the house is largely screened by mature planting. To the east and south are open fields of arable and pasture defined by mature hedgerows although much of the southern boundary of the site fronting the Main Road, is defined by a post and wire fence where the hedgerow has been removed or has died out.

#### Cherhill Conservation Area:

Cherhill Conservation Area was first designated in 1993, and originally only covered the east part of the village. The Conservation Area boundaries were revised in 1998 to include the whole of the built area (with the exception of some modern peripheral buildings), with the historic sites of Upper Farm, Bell Farm, Lower Farm and Hunts Farm at each corner. The Conservation Area boundary is tightly drawn around the curtilages of the buildings although it includes the woodland belt to the north of the village and the roadside verge on the south side of Main Road, (A4), but excludes all the adjacent areas of farmland.

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The site of the proposed new village hall was previously included within the Conservation Area but was specifically excluded when the boundaries were reappraised in 1998. It was considered at the time that as this field lay outside the settlement framework, it did not require the additional protection. The current boundary follows the hedgerow running along Park Lane which was included to protect the character of the lane.

#### More detailed description of the site and its setting within the Conservation Area:

The site is broadly rectangular area comprising the southern part of a field of pasture bordering the A4 that forms part of a larger L-shaped field of pasture, which was historically part of Bell Farm, but is now part of Upper Farm. The site slopes from north to south, and its southern boundary is slightly lower than the adjacent A4 and is defined by wire mesh stock fencing, beyond which is a ditch and hedgerow alongside the road side footpath.



Fig 8. The site seen from the south from the footpath along the A4. A hedgerow will be reinstated along the post and wire fence boundary in the foreground. Tudor Thatch is not visible in this view being set behind mature trees and garden planting on the higher ground in the distance. Park Lane is behind the hedge on the left.

The western boundary with Park Lane is defined by a mature hedgerow with some small trees and a mature hedgerow; and with shrubs and trees behind enclosing the large garden of Tudor Thatch to the north. The east boundary of the site, which is currently undefined, will be a continuation of the existing east boundary to Tudor Thatch. The current east boundary of the field is enclosed by a hedgerow, and this runs alongside a metalled farm track (which is also a public byway) leading northwards through fields to Upper Farm and beyond.

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#### Views from within the site:

The site has wide uninterrupted views southwards across the A4 towards the scarp slope of the Cherhill Down. The Cherhill White Horse and the Lansdown Monument are prominent within this view although the fort and other scheduled monuments are not immediately visible, being set slightly behind the scarp slope. There are also more restricted open views across rising ground to the east. Views towards these are restricted by the hedgerow field boundaries at lower level. Views towards the village and Conservation Area are much more restricted.

The hedgerow and mature planting within the grounds of Tudor Thatch restrict views northwards, although there are distant glimpses of the thatched and domered roof of the cottage (which lies at the northern end of its extensive garden) through breaks in the hedgerow. Views westwards across Park Lane are largely screened at lower level by the hedgerow along Park Lane so that views of the development along the west side of Park Lane is limited to glimpses of roofs, although part of the side elevation and rear range of Bell Farmhouse, can be seen. The planting within the garden of Tudor Thatch provides additional screening for the more modern development further north along Park Lane.



Fig 9. Tudor Thatch can be glimpsed through the garden planting from the western edge of the site adjacent to Park Lane. Set at a higher level the house will retain uninterrupted views of Cherhill Down.

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Views from the Conservation Area towards the site:

Looking into the site there are very limited views into the site from within the Conservation Area, primarily from along its Park Lane boundary, no views from the Grade II listed Upper Farmhouse, to the north of the site or from Chalkstones the listed building on the west side of Park Lane at its junction with The Street. Tudor Thatch (listed as Deep Thatch) is likely to have very restricted views across the western side of the site from the upper floor although not at lower level.



Fig 10. View southwards along Park Lane with the two closest listed buildings of Tudor Thatch on the left and Crossways on the right.



Fig 11. View into the site from Park Lane showing the screening effect of the current hedgerow planting. The roof of the proposed hall may just be visible over the hedge line behind the telegraph pole.

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Views towards the site from outside the Conservation Area:

Looking towards the site from the footpath to the east, the site "reads" as open countryside, set against a backdrop of hedgerows and trees on either side of Park Lane, with only glimpses of houses through the foliage. In more distant views further along the A4 and from the east end of the Cherhill Down, only the higher northern end of the site is visible whilst the lower southern part of the site is screened by the hedgerows and trees.

The rectangular form of the village is particularly evident from higher ground, and in views from the public rights of way across the Cherhill Downs, the straight lines of landscaping – particularly the hedgerows, and the line of trees along the north bank of the stream, are reinforced by the more linear development along Main Road/ and straight line of the A4.

From the south and eastern edges of the Cherhill Down escarpment from the footpath leading through the plantation of trees upwards from the A4 towards the White Horse, the "L" shaped field of pasture containing the site is clearly seen between the bridleway that follows the farm track to Upper Farm and Park Lane to the west. The higher ground to the north and eastern sides of the site are clearly, but distantly, visible whilst the south western corner is screened by trees along the A4. In these distant views from the south and east, the site is also seen in relation to the church whose tower is visible further to the west. The church is seen in the context of the enclosing hedgerows and mature trees that are a defining element of the Conservation Area. The development, which is out of direct sight of the church, will have a neutral effect upon both its setting and significance.



Fig 12. The site from the western edge of Cherhill Down, with Bell Farm clearly visible facing the A4 and to the left is the church of St Michael screened from the site by the intervening houses, hedgerows and mature trees.

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The site is barely visible in views at the western end of this escarpment and can only be glimpsed from the footpath running northwards to the village from the west side of the Lansdowne Monument because of the undulating landform and screening trees and hedgerows at the lower level. The hedgerow and landscaping within the garden of Bell Farmhouse also provides visual separation from the site to the west of Park Lane.



Fig 13. The site seen from the footpath from Cherhill Down. To the left is Bell Farmhouse with the trees within its gardens screening the site which is just visible behind.

**Brief History of the Site.**

On the 1843 Tithe map of Cherhill, the Bell Inn (identified as 239 on the Award) was separated by strip fields from the rest of the village. On the east side of Park Lane within the proposed development site was a detached stable range owned by the Bell Inn. Also within the site was another building, a small house with an associated plot of farmland to the rear.

Another dwelling (257) is shown within the south garden of Tudor Thatch (260). All these properties on this side of the lane have small plots of farmland (variously identified as pasture or arable) to the rear of their gardens.

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Fig 14. Detail of the 1843 tithe map showing Crossways (233) and Tudor Thatch (260) to the north and a series of narrow plots set at right-angles to the road with two houses, (257 within the current garden of Tudor Thatch) and 253 within the current development site, as well as a row of stables (251) belonging to the Bell Inn (39) fronting onto Park Lane before the lane was diverted to the east.

The Victoria County History records that the Bell Inn was converted to a farmhouse in 1870, and a new farmyard constructed to the rear of the former Inn which seems to have involved incorporating the south end of Park Lane into the farmyard and diverting the Lane further east which necessitated demolishing the cottage (plot No 253) as well as the stable range (plot 251) belonging to the former inn. The house (plot no 257) was also demolished at this time.

The land on the opposite side of Park Lane, and to each side of the farm track leading to Upper Farm, became part of Bell Farm. By 1886, the date of the 1st Edition Ordnance Survey map, the buildings on the east side of Park Lane had been demolished, although some trees are shown still in place, and these which mark the alignment of the historic boundaries. Bell Farm was sold in 1930, and its holding split up, although the development site land remained in the ownership of the farm when it was next sold in 1960.

**Significance of the affected heritage assets:**

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 still clearly evident and makes a valuable contribution to the character of the Conservation Area. This is particularly apparent within the historic core of the village, round the church, where predominantly small-scale traditionally detailed buildings, constructed in chalk with thatched roofs

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are seen within their large plots and they provide valuable evidence of the earlier vernacular tradition and make a particularly valuable contribution to the special character and significance of the Conservation Area and to the settings of its listed buildings.

Closer to the proposed development site at the eastern end of the village are the grade II listed Tudor Thatch and Chalkstones at the northern end of Park Lane. They are good examples of the local vernacular dwellings with medium significance, and they make 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 makes a neutral contribution to their settings and significance.

Where the Conservation Area boundary runs southwards along Park Lane, the currently open character of the development site allows long distant views over the hedgerow boundary towards the Cherhill Down and monuments on its summit. These views make an important contribution to the setting and significance of this part of the Conservation Area.

The symmetrically-designed Bell Farmhouse (mid-18th century), with sash windows, ashlar porch, clay tiled mansard roof, and brickwork and rendered elevations exemplifies the more formally-designed later 18th and 19th century buildings within this part of the Conservation Area. As a non-designated heritage asset, this building is considered to have low-medium significance, although it occupies a particularly prominent corner position on the eastern edge of the village and its front elevation makes a particularly valuable contribution to the significance of this part of the Conservation Area.

The open nature of the chalkland means that there are long distant views across open countryside towards the village from the east and north, the village appears as a compact settlement dominated by mature trees and hedgerows through which glimpses of buildings are visible. The currently open nature of the L-shaped field containing the proposed development site to the east of Park Lane makes a significant contribution the character of the Conservation Area in these long distance views.

The contribution made by the site to the significance of the designated heritage assets on Cherhill Down, comes from its openness within the landscape that allows the village beyond to be clearly seen within the landscape and when seen looking north allows views from Park Lane across to the escarpment. Currently, because of its small scale within the wider landscape the development site makes a very minor contribution to the setting and significance of these heritage assets and the character of the North Wessex AONB.

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**The proposed development and its effect on the significance of the affected heritage assets:**

It is proposed to erect a new village hall on the south east corner of the site. The single storey building will be set at right-angles to the road where the ground is lowest, and in order to minimise its visual impact it will be cut into the rising ground to the east and north. It will be contemporary in design, with the elevations clad in horizontal boarding incorporating full height glazed openings beneath a wide eave and a curved green roof. There will be louvred windows to the ancillary rooms (W.C.'s etc.).

Reading as a long low building within the landscape it will appear in distant views of similar scale to a farm building, although its green roof and careful detailing will mean that it will blend into the surrounding landscape. Views into the site from footpaths along the A4 and the bridge bath to the east will be screened by the new hedgerow and tree planting and once these hedges and trees have matured the building will only really be seen in the distance in views down from the higher ground of Cherhill Down.

The scheme will also provide parking for 40 vehicles and in order to minimise the visual impact, the associated access driveway and parking areas will be surfaced with a reinforced permeable membrane, through which the grass will be allowed to grow. Outside the site in order to improve vehicular access along Park Lane, the width of the lane between the existing field gate which forms the new site entrance and the junction with the A4 will be widened from 4.5m to 5.5m, and a pavement provided. The entrance into the site will be widened, and defined by a pair of traditionally-detailed timber gates set within the opening.

The missing sections of hedgerow boundary along the A4 to the south will be replanted and the existing hedgerow strengthened with additional planting. In addition the current hedgerow boundary along Park Lane from the A4 junction as far as the site access will be replanted to accommodate the widening of the lane and the remaining hedgerow will be strengthened with additional planting. A new hedgerow will define the eastern boundary which crosses the currently open field, and within the site there will be additional landscaping with planting with indigenous hedgerow and specimen trees.

**Impacts:**

Until the end of the 19th century there were buildings on this site, and the field was subdivided with additional hedgerow boundaries, so that it would have shared the enclosed character of the village rather than being an area of open pasture. The new village hall is a high quality modern building that does not seek to mimic the traditional buildings of the area. Instead it tries to introduce a sensitive and carefully considered structure into the currently open landscape in a way which respects its visually and historically sensitive context.

15

# Appendix

## Ecology

### The Bat Consultancy

The careful siting and choice of materials and built form mean that when seen from within and across the site it will reference the colour and curved form of the Downs, and by setting the building down into the ground on the southeast corner of the site, it will maintain views from Cherhill Down to the village. Its position on the site also means that, when looking from Park Lane towards Cherhill Down, it will not obscure views towards the White Horse and Lansdowne Monument.

The introduction of parking for 40 vehicles has the potential to cause harm to the character and appearance of the site. However, provided the car parking is sensitively landscaped with additional planting, and is constructed using a surfacing material which retains its grassed appearance, the adverse effect will be minimal; and it will only be immediately obvious during the periods when the hall is in use. Particular care has been given to the introduction of lighting for the car park and to minimise light spillage from the hall when in use.

As a consequence it is considered that the new building and associated parking will have only a very minor impact on the setting and significance of Tudor Thatch and a minor impact upon the openness of the setting of this part of the Conservation Area. It will also have a minor impact upon the setting of the non-designated Bell Farmhouse, in views from the south and east. These impacts will be largely addressed when the hedgerow planting matures.

The introduction of higher hedgerows along the boundaries may slightly restrict the view southwards from Park Lane towards the Downs, although to an extent this will be balanced by the more open views of Cherhill Down afforded by widening the lower section of the lane.

The widened access into the site will include a visibility splay and this splayed opening will diminish the sense of enclosure along the lane, which will cause some harm to the character of this part of the Conservation Area and significance. It will also open up views into the site, in the foreground of which will be views of the car parking, which will change the character of this part of the setting of the Conservation Area and will cause some harm to its significance. However, as described above, provided that the car park is sensitively landscaped the adverse visual impact is likely to be minimal when the hall is not in use and only minor when the hall is in use.

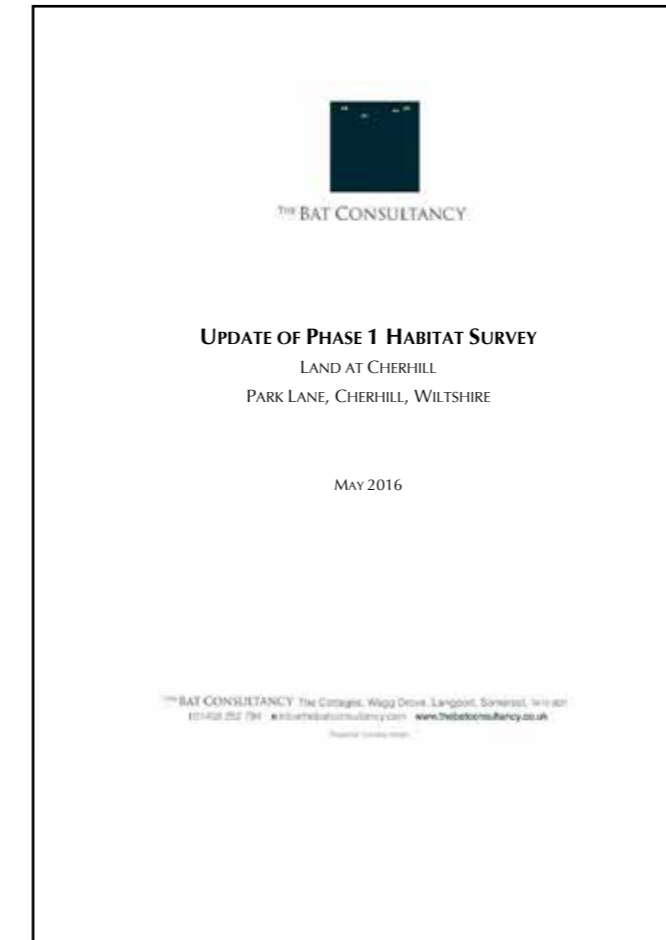
Additional minor harm to the character of the lane will arise from the increased traffic use although it is anticipated that most of the additional vehicular activity (and therefore any adverse impact) will be on the slightly widened southern section of the lane. The widening will change the character of the south end of Park Lane, and this will result in minor harm to the setting of this part of the Conservation Area. However in order to minimise the adverse impact, the widening has been kept to the minimum, and will be softened by the planting, and also by the detailing to the pavement edge. Moreover, this harm will be balanced by the public benefit arising from the provision of the new community facility.

The new hall and car park will be visible in the higher level, more distant, views from Cherhill Down. Once the landscaping has matured the site will "read" as an integral part of the village, rather than within the surrounding farmland; moreover the green roof to the hall means that it will not be overly-prominent, and the only potentially discordant element will be parked cars when the hall is in use.

**Conclusion:**  
The proposed development will cause minor harm to the setting and significance of this part of Cherhill Conservation Area and the setting of the non-designated Bell Farmhouse, arising from the works to satisfy highway and parking requirements. However when the planting is established, it is considered that the development will have only a minor adverse impact on the setting and significance of this part of the Conservation Area, and a neutral effect upon the character of the AONB, the settings of the designated heritage assets on Cherhill Down and upon the setting of the non-designated Bell Farmhouse

The scheme has been carefully designed to minimise adverse impacts, and the slight harm that has been identified arising from the development will be more than offset by the public benefit arising from the provision of the village hall as a high quality community asset.

JME Conservation Ltd.  
January 2017



**UPDATE OF PHASE 1 HABITAT SURVEY**  
LAND AT CHERHILL  
Park Lane, Cherhill, Wiltshire

May 2016

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**1 SUMMARY**

1.1.1 The Bat Consultancy was commissioned by Cherhill Village Hall Committee, to carry out a Phase 1 Habitat Survey of land at Park Lane, Cherhill, Wiltshire SN11 8XN.

1.1.2 The potential impacts upon protected wildlife species and habitats, as a result of the planned development, are considered to be 'low'.

1.1.3 The continuation of the existing grazing regime has been recommended. This will maintain the short grassland sward and will reduce the likelihood for reptiles to be present within the grassed areas of the site prior to development. The entire field in which the development will sit is not to be fully developed with areas maintained and enhanced for wildlife. Therefore, it is recommended that the site does not require a full reptile survey but will undergo precautionary mitigation undertaken within a PMW (Precautionary Methods of Works) during site clearance, under the supervision of an experienced ecologist. This will aim to temporarily remove reptiles from the development footprint with the intention to re-open the site for reptiles on completion of the development.

1.1.4 Since the initial survey undertaken in 2015, a pond and record of a single great crested newt observed upon a driveway, have been obtained. Therefore it has been advised that eDNA testing and / or further survey attempts are undertaken on the ponds at least one or two survey seasons prior to site clearance. This will inform if further survey effort is required on the pond and the site itself.

1.1.5 It is understood that the development will not affect the field boundaries. However, the gated entrance within the west boundary may require enlarging by a couple of metres to allow access for site traffic during and post development. It will be considered necessary to carry out a bird nesting check on this hedge prior to removal and a precautionary hand-search for reptiles by an ecologist. See 'Recommendations' for further information.

1.1.6 Ecological enhancement options have been considered and include the planting and plumping out of hedgerows, grass buffers around the boundaries, conservation grassed areas, tree and shrub planting and a grassed roof; with the incorporation of low lighting levels, bird boxes and dormouse boxes.

Land at Park Lane, Cherhill, Wiltshire 2 Update of Phase 1 Habitat Survey

## 2 INTRODUCTION

2.1.1 The Bat Consultancy was commissioned by Cherhill Village Hall Committee to carry out an ecological survey of land at Park Lane, Cherhill, Wiltshire SN11 8XN.

2.1.2 The aim of the surveys to identify any potential ecological constraints and opportunities on the site in relation to a forthcoming planning application for the erection of a community village hall and associated parking and landscaping. The aim of the study was:

- To provide a description of the existing habitat types across the whole site including the boundary features;
- Determine the presence and location of any ecologically valuable areas; and
- Identify the presence of any protected species or habitats that may support these species.

2.1.3 The surveys were carried out in accordance with those set out in the *Phase 1 Habitat Survey Handbook - a technique for environmental audit*. JNCC (2010). The surveys were conducted on 14<sup>th</sup> December 2015 and 13<sup>th</sup> May 2016 by an experienced ecologist when the weather conditions were dry, clear and still, with an air temperature of approximately 10°C and 17°C.

2.1.4 Ecological constraints and potential mitigation measures (where required), that could reduce the ecological impact of any potential damaging works, have been established and any opportunities for enhancement measures that could be incorporated have been identified.

## 3 SITE DESCRIPTION

3.1.1 The proposed development site lies within the North Wessex Downs area of Outstanding Natural Beauty (AONB) and sits at the southeast edge of the small village of Cherhill, immediately to the north of the A4 (Chippenham to Marlborough). The site is approximately 0.69 hectares in size and is dominated by undulating improved pasture that was grazed short at the time of survey. Boundary habitats include a single width native hedgerow at the west and stock fencing to the south and north. The eastern length of the site is that of the infield improved grassland. Common nettle *Urtica dioica* can be found in a few small patches throughout the site where the ground has been disturbed at some point. The site is located at central OS Grid Reference SU 0409 7013 (Figure 1).

3.1.2 Land directly adjacent to site comprises of a continuation of the improved grassland to the east, the A4 to the south with its overgrown dry ditched and banked verge, Park Lane road to the west and a small strip of tall ruderals beneath native trees and shrubs to the north.

3.1.3 Beyond the adjacent land sits the houses and associated gardens of Cherhill village to the north and west, arable farmland to the east and south. Cherhill Down, which is home to the White Horse and obelisk called the Lansdowne Monument, are located approximately 1km to the south of the site. The Down is notified as Calstone & Cherhill Downs Site of Special Scientific Interest (SSSI), an extensive area of herb-rich chalk grassland of exceptional botanical quality (unfavourable, recovering).

3.1.4 The wider countryside is that of arable and pasture with networks of hedgerows with River's Brook running through the village approximately 300m to the north, joining the River Marden approximately 3.5km west of Cherhill at Quemerford and Calne.

Figure 1: Map showing the boundaries of the site



Figure 2: Map showing the location of the site



## 4 METHODOLOGY

### 4.1 Data search

4.1.1 Statutory designated sites within proximity of the Site were searched using the Natural England/DEFRA web-based MAGIC database ([www.MAGIC.gov.uk](http://www.MAGIC.gov.uk)). A data search was requested from Wiltshire & Swindon Biological Records Centre (WSBRC) for records of designated sites and protected wildlife species. The National Ordnance Survey maps (1:25,000) and aerial images of the Site were examined online ([bing.com/maps](http://bing.com/maps) and [maps.google.co.uk](http://maps.google.co.uk)).

### 4.2 Field Survey

4.2.1 A habitat field survey (site walkover) was carried out based on standard field methodology set out in the *Handbook for Phase 1 Habitat Survey - A Technique for Environmental Audit*, Joint Nature Conservation Committee 1990 (2010 edition), to establish the presence and distribution of habitat types within the site and identify potential ecological constraints to development.

### 4.3 Protected and Notable Species

4.3.1 Field signs indicating the presence of protected species and species of conservation concern, such as those listed on the UK Biodiversity Action Plan (UKBAP) were recorded. Habitats were also assessed for their potential to support such species.

4.3.2 Relevant legislation pertaining to those species potentially present on site have been included in this report.

#### Badgers

4.3.3 A search was made for badger setts, and sett entrances were checked for signs of use by badgers or other mammals. Setts were classified accordingly i.e. 'active', 'inactive' (debris in the entrance indicates not recent activity, but the tunnel and entranceway could easily be cleared and brought back in to use) or 'disused' (largely or completely blocked and not in use for at least the previous year).

4.3.4 Field signs such as 'snuffle holes' (holes dug by badgers when searching for invertebrates), 'dung pits' (small pits in which badgers deposit their faeces) and 'day nests' (nests of bedding material made by badgers for sleeping above ground) were also mapped.

#### Bats

4.3.5 *Trees:* An inspection of trees on site was carried out from the ground, using close focussing binoculars, to record any signs of use of the tree by bat species. Features such as cracks, cavities, decaying limbs, loose bark and dense ivy were inspected. A search was made for droppings underneath these features.

4.3.6 *Habitat:* The habitats within the site were appraised for their suitability for use by foraging and commuting bats.

#### Dormice

4.3.7 The hedgerows were assessed during the walkover for their suitability to support dormice. In addition, any direct sightings, nests or feeding signs (i.e. gnawed hazelnuts) observed during the site visit were also recorded.

#### Otters and Water Voles

4.3.8 Watercourses are absent from within and surrounding the site. The nearest watercourse/river is not located close enough to the site for there to be a possibility of use by these species. There is no further need for their consideration within this survey report.

#### Great Crested Newts

4.3.9 Ponds within 500m of the Site were searched for using OS maps and aerial imagery, and assessed for the suitability for supporting amphibian species where possible. Terrestrial habitats were also assessed for the suitability for foraging and sheltering amphibians.

#### Reptiles

4.3.10 Features on site were assessed for their potential for providing suitable habitats for use by reptile species. Where present, suitable existing refugia were searched, and the ground was scanned whilst walking to look for basking species.

#### Birds

4.3.11 Vegetation, such as hedgerows and grassland, were assessed for their suitability to support nesting birds and were searched for old nests. Any birds seen or heard during the survey were noted.

#### Invasive Species

4.3.12 Invasive species, such as Japanese knotweed *Fallopia japonica* and Himalayan Balsam *Impatiens glandulifera* were searched for and mapped if present.

#### Other Notable Species and Species of Conservation Concern

4.3.13 Field signs indicating the presence of other species of conservation concern, such as hares and hedgehogs (UKBAP) were recorded. Habitats were also assessed for their potential to support such species.



## 5 SURVEY LIMITATIONS

### 5.1 General

- 5.1.1 This survey does not take into account seasonal differences, or any species that might move onto the site subsequently. The absence of a particular species cannot definitely be confirmed by a lack of signs, merely that there was no indication of its presence during this survey. Ecological surveys cannot rule out the potential for a species to move onto the site following a survey.
- 5.1.2 This report is provided for information purposes only and does not constitute legal advice. The client is advised to consult full texts of relevant documents and obtain legal guidance if required.
- 5.1.3 If action or development has not taken place on this land within twelve months of the date of this report, the findings of this survey should be reviewed and updated appropriately.

## 6 RESULTS

### 6.1 Data search – Designated Sites

#### International Designations

- 6.1.1 The Natural England web based search did not identify international statutory designated wildlife sites on or within 2km radius of the site. The data records held by WSBRC did not return data on these sites either.

#### National Designations

- 6.1.2 The Natural England web based search and data records supplied by WSBRC identified Calstone & Cherhill Downs SSSI approximately 0.5km south of the site. This is an extensive area of herb-rich chalk grassland of exceptional botanical quality (Unit 1 - unfavourable, recovering; Unit 2 – favourable, Unit 3 – unfavourable, recovering). The flora supports a diverse population of invertebrates including an outstanding assemblage of butterflies and a nationally rare cricket. The site comprises one of the best remaining examples in North Wiltshire of unimproved downland, a habitat, which has been largely lost due to either neglect or the use of intensive agricultural methods.
- 6.1.3 North Wessex Downs AONB encompasses the site and was created to give a protective coherence to one of the largest tracts of chalk downland in southern England and perhaps one of the least affected by development. It includes the bright, bare uplands of the Marlborough, Berkshire and North Hampshire Downs and sweeps on its western edge to a crest above the White Horse Vale.

#### Local Designations

- 6.1.4 Local Wildlife Sites within 2km include:

- Calstone Wood - Approximately 1.5km southwest of the site. A steep-sided broadleaved woodland at the headwaters of the River Marden with several springs.
- Ranscombe Bottom - Approximately 1.5km south of the site. Unimproved calcareous grassland on the steep banks of a complex of chalk coombes with associated mesotrophic grassland in valley bottoms.

- South Farm Coombe - Approximately 1.9km southwest of the site. Unimproved calcareous grassland on the steep banks of a complex of chalk coombes with associated mesotrophic grassland in valley bottoms.
- Calstone Chalk – Approximately 2km south of the site. A small area of unimproved calcareous grassland buffering a much larger grassland SSSI
- Cherhill Down – Approximately 1.2km southeast of the site. A large chalk site on a moderate, north facing slope with arable reversion, mesotrophic grassland and scrub above and species-rich calcareous grassland below, especially on the extensive earthworks
- Cherhill Down South - Approximately 1.5km southeast of the site. Unimproved calcareous grassland, species-rich reversion grassland and successional scrub on the top and south facing slopes of a large chalk ridge
- Home Wood - Approximately 1.3km northwest of the site. Ancient semi-natural broadleaved woodland and historic parkland on rolling chalk land
- Marsh Lane Mead - Approximately 1.4km northwest of the site. An attractive little hay meadow of neutral grassland, which forms part of a domestic garden. Includes areas of very high diversity and herb-cover
- Calstone & Cherhill Downs are cared for as a National Trust reserve as part of their Wiltshire Landscape portfolio. They are considered particularly important because of the Iron Age archaeology and for its diverse floral and insect life.

### 6.2 Data Search – Protected and Notable Species

- 6.2.1 A search requested from WSBRC revealed a number of protected species recorded within 2km of the site boundary within the last **10 years**. No records were held for the site itself or immediately adjacent to the site.

#### Badger

- 6.2.2 A dead badger was recorded on the main road immediately to the south of the site in 2009 (see ‘Survey Results’ for further information), however there are no other records held adjacent to the site or for the site itself.

- 6.2.3 A main badger sett is located approximately 1km-2km northeast of the site (location sensitive).
- 6.2.4 There are a number (7) of other badger setts within 1-2km of the site as observations made over 30 years ago but none adjacent to or for the site itself.
- 6.2.5 There are a further 26 badger records (not setts) within the 2km of the site, the nearest of which is located approximately 700m from the site boundary. The exact locations are not disclosed.

#### Bats

- 6.2.6 Records held for bats were not held adjacent to or for the site itself. Records held within the last 10 years within 2km of the site boundary include:

- Brown long-eared bat *Plecotus auritus* (1997-2013) x6 roosts at approximately 1km west of the site, and 1-2km north/northwest and northeast of the site (location not given, 1km grid ref only).
- Common pipistrelle *Pipistrellus pipistrellus* (2006) roosting at approximately 1km west of the site (location not given, 1km grid ref only).
- Soprano pipistrelle *P. pygmaeus* (2007) grounded at approximately 1.8km west of the site.
- Pipistrelle species *P. Sp* (2009 & 2012) x2 roosts at approximately 0.6km northwest of the site and 1-2km north/northwest of the site (location not given, 1km grid ref only).
- Natterers *Myotis nattereri* (2009) roosting at approximately 1-2km west of the site (location not given, 1km grid ref only).
- Serotine *Eptesicus serotinus* (2009) roosting at approximately 1-2km north of the site (location not given, 1km grid ref only).
- Noctule *Nyctalus noctula* (2013) commuting at approximately 1-2km northeast of the site (location not given, 1km grid ref only).

#### Reptiles

- 6.2.7 Records were not held adjacent to or for the site itself. Results showed:

- Common lizard *Zootoca vivipara* (2007-2013 (small population)) the closest record being at approximately 0.9km to the south of the site.
- Slow-worm *Anguis fragilis* (2013 (small population)) at approximately 1.5km northeast of the site.

#### Great Crested Newts

- 6.2.8 Records were not held for great crested *Triturus cristatus* newts within or adjacent to the site. The closest pond found during the search of OS maps was located in private gardens approximately 0.7km (over 500m) to the northwest of the site. It is not known if this pond

is suitable for breeding great crested newts. However, it sits outside of the 500m survey limit.

- 6.2.9 A garden pond, which lies within 500m of the site has been bought to attention by a Cherhill resident. The pond is located approximately 306m to the northwest of the site. It is possible that more ponds exist within the 500m of the site.

- 6.2.10 A record of a single great crested newt is held for a great crested newt seen on land (not within or next to a pond) on a neighbouring property, located approximately 64m to the west of the site entrance.

- 6.2.11 A record is held for great crested newts being relocated from an old swimming pool to a pond on land approximately 0.7km northwest of the site.

- 6.2.12 Other Amphibians - The closest record for common frog *Rana temporaria* is a Cherhill Monument dew-pond at approximately 1.5km to the southeast of the site and common toad *Bufo bufo* was recorded at 1.9km west of the site.

#### Dormouse

- 6.2.13 Records were not held for dormouse *Muscardinus avellanarius* within the last 45 years.

#### Birds

- 6.2.14 Records held for birds within 1km of the site boundary since 2005 include: Grey partridge, quail, hobby, golden plover, lapwing, skylark, fieldfare, linnet, yellow hammer, corn bunting, and little egret.

#### Invertebrates

- 6.2.15 Records held for invertebrates within 1km of the site boundary since 2005 included the following: Small red damselfly, wart-biter, cinnabar, chalk carpet, latticed heath, grayling, wall, small heath, marsh fritillary, white-letter hairstreak, Adonis blue, chalk hill blue, small blue, grizzled skipper, dingy skipper, Duke of Burgundy, Devil's-Bit Jewel Beetle, Hawthorn Jewel Beetle, Bastard-toadflax Bug.

#### Other Mammals

- 6.2.16 Records held within 1km of the site boundary include brown hare *Lepus europaeus*, a UK, and Wiltshire Biodiversity Action Plan species; and hedgehog *Erinaceus europaeus* and harvest mouse *Micromys minutus*, which are UK BAP species.

#### Plants

- 6.2.17 There are numerous plants associated with chalk grassland and broadleaved woodland on the Local Wildlife Sites and SSSI's within 2km of the site boundary.

### 6.3 Site Survey Results

- 6.3.1 The habitat descriptions below should be read in conjunction with the Phase 1 Habitat Map (Figure 3) and Target Notes, which are included in the Appendix at the end of this report.

#### Improved Grassland

- 6.3.2 Improved short grassland dominates the site. This habitat type is typically species poor and was grazed short at the time of survey to a sward height of 5cm. The land is undulating with a south-facing slope at the north of the site, flat in the south with slight undulations in the west. A few patches of nettle were present, likely due to disturbed ground.

- 6.3.3 The sward comprises of dominant perennial rye grass *Lolium perenne*, frequent cock's-foot *Dactylis glomerata* and Yorkshire fog *Holcus lanatus* with occasional creeping bent *Agrostis stolonifera*. Herbaceous species include locally dominant nettle *Urtica dioica* with occasional broad-leaved dock *Rumex obtusifolius*, spear thistle *Cirsium vulgare*, white clover *Trifolium repens*, creeping buttercup *Ranunculus repans* and dandelion *Taraxacum* agg.

#### Boundary Features

- 6.3.4 *Boundary 1 (west boundary)* – This species-poor hedge, without trees, is dominated by hawthorn *Crataegus monogyna* with occasional elder *Sambucus nigra* and rarely occurring field maple *Acer campestre* and bramble *Rubus fruticosus*. The hedge is approximately 1.75m in height. An understorey is absent with a ground-layer dominated by ivy *Hedera helix* and occasional nettle and hedge bedstraw *Galium mollugo*. This hedgerow is of limited value for wildlife with some opportunity for nesting birds during the breeding season.

- 6.3.5 *Boundary 2 (south boundary)* – This is defined by a stock-fence. Outside of this lies the grass verge of the main road with a banked and heavily overgrown and knotted vegetated ditch, which is culverted for some of the length of the boundary. A small number of shrubby trees are scattered along the outer of the boundary, these include elder and hawthorn species. Ground flora beneath the fence is that of the improved grassland with

abundant nettle, cock's-foot *Dactylis glomerata* and Yorkshire fog *Holcus lanatus* with rarely occurring teasel *Dipsacus sylvestris*.

6.3.6 *Boundary 3 (east boundary)* – This is a continuation of the improved field and has no dividing features such as a hedge, trees or stock-fence. Grass and forb species are as described above (Boundary 1).

6.3.7 *Boundary 4 (north boundary)* – This is defined by a stock-fence. Outside of this lies a mix of hawthorn, elder, sycamore trees at an approximate height of 4m with an ivy covered ground layer. This habitat has some potential for nesting birds, foraging bats and sub-optimal conditions for commuting reptiles, which could lead to individuals basking along its southern edge.

#### 6.4 Protected Species and Species of Conservation Concern

##### Badgers

6.4.1 Signs of badger and their setts were not observed during the site survey. However, it is likely if badgers are present within the area that these may forage within and commute across the Site at certain times of year.

##### Bats

6.4.2 *Trees*: Trees with features suitable for roosting bats are not present upon the site or within the site boundary.

6.4.3 *Foraging & commuting habitat*: The field boundary to the north and west may provide some potential for foraging species. Habitat beyond the site boundary, to the north and northwest, holds more suitable potential for foraging bats by means of grassed gardens, trees, hedgerows woodland and the River's Brook.

##### Reptiles

6.4.4 Habitats present within the site were considered to be sub-optimal for reptile species during the 2015 survey but suitable during the 2016 visit to the Site as the sward was under-grazed at the time. As stated below (Great Crested Newts 2.4.5), a longer sward might attract reptiles to forage within the grass sward and hedgerows. However, with the new grazing regime, the shortly cropped sward could leave reptiles open to predation being confined to hedgerows for commuting and foraging. The west hedge, north boundary and the overgrown ditch with associated grass verge (outside of the southern site

boundary), could potentially support a small-medium population of reptiles such as slowworm *Anguis fragilis* once grazing has been reintroduced.

##### Great Crested Newts

6.4.5 The site and adjacent habitat did not provide signs such as sedges, rushes and other vegetation that tolerates wet feet, which could be an indication of a seasonal pond. Seasonal and permanent ponds were not found to be located upon or immediately adjacent to the Site or during a search of OS aerial maps within 500m of the Site boundary. The grass sward was found to be under-grazed during the 2016 visit of the Site, leaving a sward of approximately 30cm. However, a new grazing regime is being implemented in the next few weeks to maintain a shortly cropped sward. A short sward is less suitable for foraging and commuting amphibians, however it is possible that great crested newts could move across the land should a pond be found to support this species within 500m of the Site.

##### Dormice

6.4.6 The species diversity, and structural diversity of the boundary hedgerows, did not indicate suitability for this species. A nest search was made for hibernating dormice and for the remains of summer nests and did not reveal use by this species. The boundary hedge has not been planned for high impact disturbance; A small section (2-3m) of the west boundary hedge, located immediately adjacent to the current entrance gateway, may be removed to widen the entrance to the site.

##### Birds

6.4.7 Signs of birds nesting and having nested during the breeding season (March-September) were not observed. However, the hedgerow and trees surrounding the site hold potential for common bird species to be present at any time during the nesting season.

6.4.8 Once the grazing regime is reintroduced, the shortly cropped sward will become less suitable for ground nesting birds.

##### Invertebrates

6.4.9 Habitats and their associated shrubs and flora were of poor quality (improved grassland) and therefore suitability for invertebrates other than common and widespread are unlikely to be present. Due to the time of year invertebrates were not observed on the day of survey.

#### Other Species of Conservation Concern

6.4.10 Flora and fauna species of conservation concern were not noted during the survey.

##### Invasive Species

6.4.11 Invasive species were not observed during the survey and are therefore considered absent from the site and site boundaries.

#### 7 POTENTIAL IMPACTS AND RECOMMENDATIONS

7.1.1 This section analyses the survey findings providing a value and significance of the habitats present and of the protected species identified within the area to be affected by the proposals. Any potential impacts that the proposals may have upon sensitive ecological receptors identified during the survey have been assessed.

#### 7.2 Overview of Development Proposals

7.2.1 The survey has been carried out to prepare for the possibility of a planning application for the erection of a new village hall with an associated parking area.

7.2.2 The exterior light levels on Site are to be carefully designed to keep light spill and unnecessary light pollution to a minimum level (see below).

#### 7.3 Desk Study

7.3.1 Impacts resulting from the development are considered unlikely to result in any ecological adverse effects on the designated sites and wildlife species identified by the desk study. A soft landscape plan, including the planting of a new hedgerows, the plumping out of the existing hedge, tree / shrub plantings to soften hard standing, and the possible inclusion of a grass roof, would enhance the site for wildlife.

#### 7.4 Site Survey

##### Habitats

7.4.1 *Improved Grassland* - The improved grassland field is of low ecological value under its grazing regime, but it may still provide some value for wildlife such as common invertebrates and a possible small population of reptiles such as slowworm along the edge of the field boundaries.

7.4.2 For recommendations made with regard to the clearance of the grass, refer to 'Reptiles' below.

7.4.3 *Hedgerows/Field Boundaries* - The field boundaries are considered to have a low intrinsic nature conservation value due to minimal structural diversity, minimal availability of year round food, the low species diversity, and limited potential habitat they may provide for wildlife species. The Site is not surrounded in its entirety by a habitat suitable for a diverse

range of wildlife species. A defunct hedgeline and stock fence lines the south of the site, the east hedge is the continuation of the sites improved grass field, and there is a monocultural hedge along the west boundary without a diverse structure. The north boundary is a stock fence dividing the site from a neighbouring garden bounded by trees.

7.4.4 It is understood that the development will not affect the field boundaries. However, the entrance within the west boundary may require enlarging by a couple of metres to allow site traffic to access the site during clearance, development and post development and for the viewing of the adjacent road for safe entry and exit to and from the site.

7.4.5 For further recommendations for the removal of the small section of hedgerow, please see 'Birds' below.

7.4.6 *General* - It is recommended that a grass easement of at least two metres be maintained from all field boundaries. This will prevent damage to any of the field boundaries during construction and minimise disturbance to species that might occupy these habitats such as common reptiles. It is also recommended, if possible that hedgerows are maintained at a height of no less than 2m as this is considered to be particularly important for encouraging use by native British wildlife especially commuting and foraging bats.

7.4.7 Within the landscape design of the development, a mix of grassed areas should be maintained and native fruiting shrubs and trees should be incorporated.

##### Wildlife Species

##### Bats

7.4.8 The data search carried out by WSBRC did not reveal bat roost on or adjacent to the site. The majority of bat records were given for approximately 0.6km-1km from the site where habitat is dominated by trees, gardens, river, hedges and buildings for roosting within. The planned development is not considered to impact upon these bat species should a sensitive lighting and landscaping scheme be implemented.

7.4.9 The west and north field boundaries may provide potential commuting and foraging features for bat species. It is understood that the boundary hedgerows are not to be affected by development proposals during development or once operational, with the exception of the slight widening of the entrance, which will not a large enough gap to deter bats from bridging the gap.

7.4.10 The planting of vegetation within the development may provide suitable commuting and foraging habitat along with the proposed planting of new hedgerows, site trees and the supplementary planting of the west hedge. Should ecological advice be followed during the design stage of the development, the development will not be expected to have any significant adverse impact upon this species and may enhance foraging habitat for bats. No further surveys have been recommended.

##### Dormice

7.4.11 The boundary hedgerows of the site offer suboptimal habitat for dormice. The total species diversity, and poor structural diversity of the hedgerows indicates little suitability for this species. In conjunction with this, the west hedge of the site, that might possibly undergo the removal of small section (2-3m), does not lead to prime dormouse habitat or into the wider countryside with its southern end finishing abruptly without adjoining a continuation of suitable dormouse habitat. In addition, the desk study did not hold records for this species. Further survey efforts have not been recommended.

##### Great Crested Newts

7.4.12 The terrestrial habitat within the survey area was dominated by grazed improved grassland, which, when grazed short is considered as less suitable terrestrial habitat for amphibian species due to reduced cover protecting from predators and a reduction in invertebrate food. A search of Ordnance Survey maps of the site and up to 500m surrounding the site did not reveal ponds or suitable watercourses within 500m of the site for breeding great crested newts.

7.4.13 Since the initial survey undertaken in 2015, a neighbour of the site revealed two garden ponds within 500m of the site and an official record of a single great crested newt, as held by the Wildlife Trust and was observed upon a driveway (2012) approximately 64m west of the site boundary. However, only one pond has been assessed for its potential to support great crested newts and this was discounted due to it vertical stone/concreted sides reaching approximately 50cm above the water line and ground level. The pond did not contain plants, was in the region of 1m across and had two very large carp in. The second pond, approximately 304m northwest of the site has not been assessed as yet.

7.4.1 Although great crested newts may be found up to 250m from ponds (and up to 500m from ponds in exceptional circumstances) studies by Jehle and Cresswell & Whitworth have shown that within a great crested newts terrestrial range, the habitat within 50m of the pond supports the majority of a great crested newt population. Dispersal of newts, beyond

this zone, is only likely when there is suitable habitat features that link a pond to “optimal” terrestrial habitat. Therefore, the likelihood of engagement with newts within the site is considered to be low, given that ponds suited to a newt’s requirement were not noted on the site or within 500m to the south, north, west or east of the site. The site is bounded by two roads, north and west, and may provide a partial barrier to venturing onto the site. However, it has been advised that eDNA testing (samples collected between 15<sup>th</sup> April – 30<sup>th</sup> June) and / or further survey attempts (Mid March – mid June) are undertaken on the pond at least one or two survey seasons prior to site clearance (should the owners permit access). This will inform if further survey effort is required on the pond and the site itself.

#### Reptiles

7.4.2 The improved grazed grassland holds limited habitat for reptiles, especially those that are less than common. However, the field boundaries (with the exception of the east boundary) may be suitable for supporting a population of reptiles such as slowworm. Reptile refugia and hibernacula were not present within the site. The desk study did not reveal records of reptiles within 1km of the site boundary.

7.4.3 To prevent reptiles from inhabiting the site prior to site clearance and development, it is advised that current grazing regime continues right up to the clearance phase of the site, maintaining a short grass sward to ensure that habitat remains unsuitable for reptile species. This will minimise the likelihood of disturbance and injury to these species during works. The grass should be maintained at a grazed height of no more than 5cm leaving the reptiles without cover. Reptiles are less likely to be found within such an exposed location.

7.4.4 Should a section of hedgerow be removed to widen site access, the section and adjacent grass margin (2m) should undergo a hand search by an ecologist immediately prior to hedge removal. Should a reptile be found, it will be captured by hand and moved immediately to the overgrown grass verge / ditch outside of the southern boundary.

7.4.5 Finally, a destructive search of the ground habitat will be carried out by slowly and carefully removing the hedge with hand tools to a height of 15cm. Once cleared of brash the ground will undergo a repeat of the hand search by the ecologist to ensure reptiles are absent before carefully lifting the tree/shrub roots from the ground. The ecologist will watch for reptiles that may be caught in the roots or soil/ground layer. If sighted the ecologist will signal to halt works whilst the reptiles are captured and removed.

7.4.6 Cut vegetation will be removed from the site completely by close of day to prevent the creation of further reptile habitat.

Clearance will be carried out at a time when reptiles are not hibernating (March – September) and in suitable weather conditions (not too hot, wet or cold).

#### Birds

7.4.7 Due to the abundance of more suitable ground habitat for birds within the local area, specific mitigation measures for ground nesting birds are not considered essential.

7.4.8 The field boundaries will, for-the-most, remain unaffected by development proposals and will be maintained and enhanced to provide nesting habitat. No net loss, for nesting birds within the hedgerows is anticipated.

7.4.9 Should a small section (2-3m) of the west hedge be removed to provide greater site access, it is recommended that a check to confirm the absence of nesting birds be undertaken, by a suitably experienced ecologist, no more than 48 hours prior to any clearance works undertaken during the nesting season (March-September). This check would identify if nests present, and the life stages of the occupants (eggs, chicks, fledglings). Any active nests found will be appropriately protected (approx. 5m circumference of habitat to remain undisturbed) until eggs have hatched and young fledged. Until the young have fledged, the nest should be subject to regular monitoring to ensure that a second brood is not raised once the first brood has fledged.

#### General Site Recommendations

7.4.10 Contingency measures for unforeseen incidents such as spillages should be set in place prior to commencement of construction works.

7.4.11 Lights should not be used to enable work to continue through the hours of darkness. This will ensure that any wildlife using the hedges during the night will not be disturbed and will be able to continue their activities without threat.

7.4.12 All trenches must be securely covered at the close of the days work to ensure that wildlife doesn’t fall into these and become trapped.

7.4.13 An appropriately qualified and licensed ecologist should be available via an ‘on-call’ basis throughout the construction phase. This will enable a prompt response for dealing with any habitat or protected species issues that could arise during the course of development.

## 8 ECOLOGICAL ENHANCEMENT OPTIONS

8.1.1 The National Planning Policy Framework (NPPF), issued in March 2012, states that the planning system should contribute to “*minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government’s commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures*”. It also states, that “*opportunities to incorporate biodiversity in and around developments should be encouraged*”. Suggestions are provided below to deliver such ecological enhancements.

### 8.2 Habitats

#### Grass Margins/Buffers

8.2.1 Two metre grass buffers/margins alongside all boundaries could be maintained and enhanced by the sowing of native wild grass and flower seed mix to enhance the diversity of the development. The establishment of these 2m grass buffers comprising native British grass and herb species can provide excellent foraging opportunities and protection for wildlife species. A more species-rich area of grassland would be expected to attract a greater diversity of insect-life, and with it, their prey species, small mammals, common reptile species, invertebrates and birds. Bright single headed flowers could also be incorporated which are highly attractive to night foraging insects which in turn will provide food for foraging bats. The incorporation of yellow rattle *Rhinanthus minor* will aid with the management of this grassland. This plant is parasitic on grass species helping to maintain a finer sward.

8.2.2 The grass margins will act as a buffer to the habitat bounding the Site. To prevent damage to these buffers, a post and rail fence must be erected prior to site preparation and development and must remain in-situ until the development is complete. This fence will also protect the hedges/boundaries from damage and disturbance caused by the development.

#### Other Grassed Areas

8.2.3 On completion of the development it is recommended that any further grassed areas are sown with a native wild grass and flower mix such as low maintenance / conservation mix and general purpose / neutral-calcareous soils wildflower mix such as British Seed House

80% A4 Low Maintenance / Conservation Area Mix, 20% WF3 General Purpose / Neutral - Calcareous Soils Wildflower Mix.

#### Hedgerow Planting and Enhancement

8.2.4 The east boundary is absent of a hedgerow and the southern boundary supports scattered shrubby trees. To create greater connectivity of habitat for wildlife across the site into the immediate and greater countryside, these boundaries should be planted as a hedge with a mix of a minimum of 5 native woody species indicative of the local area. It would be of higher benefit if these were a double hedge and continuous without breaks. Species could include hawthorn, blackthorn, hazel, holly, English oak, dog-rose, dogwood and crab apple. Honeysuckle should be added as part of this planting to provide nesting material for dormice. The existing north and west hedge could be planted with a second row of hedgerow species to provide extra habitat and protection from the development. These green corridors are also important for foraging and nesting wildlife.

8.2.5 New plantings should encompass tree guards to protect the new growth from grazing by deer and rabbits. Every 10m a tree specimen should be left to grow on as a standard tree to provide continual flight lines for bats, oak and ash are suitable species for this. Any trees that die should be replaced to ensure the continuation of the hedgerows.

8.2.6 The boundary hedgerows should undergo minimal management and left to maintain a more natural unkempt appearance. The height of the hedges should be cut to no less than 2m in height and should be cut with hand tools. This is considered to be particularly important for encouraging use by native British wildlife especially commuting and foraging bats. Hedge cutting should take place between October and February inclusive in order to allow fruit, flowers and seed to establish and to avoid impacting nesting birds.

8.2.7 Annual inspections of new hedgerow plantings should commence twelve months after planting and should continue for the first two years after planting. These inspections would include the identification of where planting has failed and replacement specimens are required. It is normal to allow up to a 5% failure rate. If failure occurs supplementary planting would be required with a mix of native species of local provenance (like-for-like). This planting should be undertaken during winter months annually. If required, specimens would be supported with stakes and protected with tree guards, which will also be replaced if broken, damaged or missing.

8.2.8 New tree/hedgerow species should be allowed to grow above the height of the existing hedge before cutting commences on these individuals. These newly planted specimens would obtain their first cut during the third year following planting if they have reached the height of the supporting hedgerow.

8.2.9 Tree guards will need removing after the establishment of the specimens, which is usually around the third to seventh year after planting or once they have reached a height of two meters. This is an important part of tree management as the guards and stakes can damage the expanding trunks during development by constricting their growth.

#### Tree & Shrub Planting

8.2.10 Garden and street trees as well as ground planting and low shrubs could be incorporated into the landscaping scheme to further soften and enhance the site for wildlife. These could include:

- Garden trees planted as 6-8cm girth on MM106 rootstock
- Street trees planted as 12-14cm girth
- Ground planting as 3L pots at 4 per m<sup>2</sup>
- Low shrubs planted as 3L pots at 4 per m<sup>2</sup>

#### Grassed Roof

8.2.11 Green roofs not only screen a building from the views onto it but can also encourage biodiversity, providing potential habitats for local wildlife species especially invertebrates. If planted correctly upon the proposed village hall, it would give an opportunity for local wild plants to thrive, where otherwise they might not. Research indicates that biodiversity benefits can be increased with use of local substrates, varying substrate depth, planting local seed mixes and placing locally sourced materials and objects on the roof.

8.2.12 An example of species suited to the local area could include: upright brome *Bromus erectus* throughout, although tor grass *Brachypodium pinnatum* sheep’s-iescue *Festuca ovina*, crested hair-grass *Koeleria macrantha*, glaucous sedge *Carex flacca*, and spring-sedge *C. caryophylla*. Herb species could comprise of devil’s-bit scabiosa *Succisa pratensis*, greater knapweed *Centaurea scabiosa*, clustered bellflower *Campanula glomerata*, horseshoe vetch *Hippocrepis comosa* and chalk milkwort *Polygala calcarea*. Field fleawort *Senecio integrifolius*, bastard-toadflax *Thesium humifusum* and round-headed rampion *Phyteuma orbiculare* are of nationally restricted distribution and could be trailed on the roof.

8.2.13 For guidance and more information on vegetated roof refer to Natural England’s online publication - <http://livingroofs.org/images/stories/pdfs/living%20roofs.pdf>.

## 8.3 Wildlife

### Bats

8.3.1 The field boundaries provide some potential commuting and foraging features for bat species. The use of low-pressure or high-pressure sodium lamps instead of mercury or metal halide lamps should be used within the development. The lighting could be hooded with side shields to direct light to where it is needed, avoiding light spillage especially onto the hedgerows where horseshoe bats and other bat species might commute and at building roof height where many bats spend time foraging. The bulbs would need to be deeply embedded in the fixtures with the glass covering being flat and parallel to the ground and below 0.5 lux, and ideally below 0.04 lux. Secured low to the ground, these lamps should only be sited along the entrance road and parking area and not at the Site boundaries. The total number of street lamps throughout the development should be kept to the minimum, spaced approximately 10m apart and start no less than 5m from any boundary.

8.3.2 Should security lighting be fitted to the external of the building, these should be less than 2000 lumens (150 W). The use of a higher power is not as effective for the intended function and will be more disturbing for bats and other wildlife. Movement sensors should be carefully installed and aimed to illuminate only the immediate area required by using a sharp downward angle. This lit area should avoid being directed at, or close to, any hedges and must be well below the height of the buildings roof. A shield or hood should be used to avoid illuminating at a wider angle as this will be more disturbing to foraging and commuting bats as well as other wildlife. If the light is fitted with a timer this should be adjusted to the minimum to reduce the amount of ‘lit time’.

8.3.3 The planting of vegetation within the development and the boundaries may provide additional suitable commuting and foraging habitat. Should ecological advice be followed during the design stage of the development, the development will not be expected to have any significant adverse impact upon this species.

#### **Birds**

8.3.1 Bird nesting opportunities could be incorporated into the development with regard to swallows, house martens and sparrows.

8.3.2 Purposely designed woodcrete bird boxes and nest cups for nesting birds, could be erected high on the external building walls directly beneath the eaves or gable apex. Boxes and cups can be purchased from the RSPB website. These could include:

- Swallow cups and house marten cups - Terracotta nest cup made to actual dimensions of nests built by swallows that are securely fixed to sturdy FSC timber backboard. It is possible to fix a shelf under the nest to catch the droppings if deemed appropriate.
- Bird boxes for garden birds – Schwegler Woodcrete 32mm, fixed to a tree within the development boundaries.
- A sparrow terrace could be placed on the exterior of a gable wall, installed a minimum of 2m above ground level. House sparrow and Tree sparrow, (UK BAP species) commonly use these terraces and other species such as Tits *Paridae spp.* and Spotted Flycatchers (UK BAP) are also known to use terraces. Sparrow terraces come in a variety of designs but terraces constructed from wood-concrete with dimensions of around H24 X W43 x D20cm would seem to be appropriate for the development.

#### **Dormice**

8.3.3 Nesting sites for dormice may be incorporated through the provision of dormouse boxes. These are wooded, durable boxes which can be placed within hedgerows and provide day nesting and breeding sites for dormice. The planting of hedgerows and plumping out of existing hedges may provide a more suitable habitat for this species.

#### **9 REFERENCES**

Handbook for Phase 1 Habitat Survey – A Technique for Environmental Audit, Joint Nature Conservation Committee 1990 (2003 edition).

Jehle R (2000) The terrestrial summer habitat of radio-tracked great crested newts (*Triturus cristatus*) and marbled newts (*T. marmoratus*). Herpetological Journal 10: 137-142.

Cresswell W and Whitworth R (2004) An assessment of the efficiency of capture techniques and the value of different habitats for the great crested newt *Triturus cristatus*. English Nature Research Report 576. English Nature, Peterborough.

#### **10 LEGISLATION**

10.1 Relevant legislation relating to the site for the protection of species and habitats is detailed below. Relevant policies within national, regional, and local planning policy are also detailed.

#### **10.2 NPPF**

10.2.1 The National Planning Policy Framework in summary requires that the planning system should aim to contribute and enhance the natural and local environment. The aims are to: protect and enhance valued landscapes as well as geological conservation interests and soils; recognising the wider benefits of ecosystem services; and minimising impacts on biodiversity and providing net gains in biodiversity where possible.

#### **10.3 Biodiversity**

10.3.1 Statutory protection is afforded to certain wild habitats and species through European Directive 92/43/EEC on the conservation of natural habitats and wild fauna and flora (the 'Habitats Directive'). This has been adopted into UK legislation through the provisions of the Conservation of Habitats and Species Regulations, 2010. At the national level protection is found in Wildlife and Countryside Act (WCA 1981; as amended) and it is designed to protect species and habitats considered to be of principal importance to safeguard for the purpose of conserving biodiversity.

#### **10.4 UK BAP**

10.4.1 The UK Biodiversity Action Plan was published in 1994 in response to the Biodiversity Convention. The plan aims to enhance biological diversity of the UK through implementation of the Habitat Action Plans (HAPs) and Species Action Plans (SAPs), written for priority habitats and species.

#### **10.5 Wiltshire BAP**

10.5.1 The Wiltshire BAP transforms the national objectives at a county level. Detailed habitat action plans will be written for 11 priority habitats and 260 species to fully review their current status and set objectives and targets for action.

#### **10.6 Reptiles**

10.6.1 All four common UK native species of reptile are included in Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and receive protection from part of Section 9(1)

and all of Section 9(5). These species are adder (*Vipera berus*), grass snake (*Natrix natrix*), slow worm (*Anguis fragilis*) and common (viviparous) lizard (*Lacerta vivipara*). It is thus an offence to:

- Recklessly, deliberately or intentionally kill, injure any of these species;
- Sell, offer for sale, possess or transport for the purpose of sale, or advertise for purchase or sale.

10.6.2 Two other native species, smooth snake (*Coronella austriaca*) and sand lizard (*Lacerta agilis*); receive the full of protection of Section 9 of Schedule 5 of the Wildlife and Countryside Act 1981 (as amended). Due to their rarity and conservation value they are also listed in Schedule 2 of EC Directive 92/43/EEC (the Habitats Directive), implemented by Regulation 39 of the Conservation (Natural Habitats &c) Regulations 1994 (The Habitat Regulations).

10.6.3 The key requirement is that the appropriate Statutory Nature Conservation Organisation (in this case Natural England) is notified before any activities are begun which could incidentally affect reptiles and allow a reasonable time to advise whether the proposed actions should be carried out, and, if so, the methods to be used.

#### **10.7 Great Crested Newts**

10.7.1 Great crested newts are listed on Appendix II of the Bern Convention and on Annexes II and IV of the EU Natural Habitats Directive. In England and Wales the great crested newt is protected under Schedule 2 of the Conservation of Habitats and Species Regulations 2010 and under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended). In Scotland, great crested newts are protected under Schedule 2 of the Conservation (Natural Habitats, &c.) Regulations 1994 (as amended).

10.7.2 It is an offence, with certain exceptions, to:

- Intentionally or deliberately capture, kill, or injure GCN;
- Intentionally or recklessly damage, destroy, and disturb GCN in a place used for shelter or protection, or obstruct access to such areas;
- Damage or destroy a GCN breeding site or resting place;
- Possess a GCN, or any part of it, unless acquired lawfully; and

- Sell, barter, exchange, transport, or offer for sale GCN or parts of them.

10.7.3 The legislation covers all new life stages such that eggs, tadpoles and adult newts are all equally protected. Actions that are prohibited can be made lawful by a licence issued by the appropriate Statutory Nature Conservation Organisation. The GCN is a Priority Species under the UK Biodiversity Action Plan and has been adopted as a Species of Principal Importance in England under section 41 of the NERC Act 2006 (section 42 in Wales) and in Scotland under the Nature Conservation (Scotland) Act 2004.

#### **10.8 Birds**

10.8.1 All species of wild bird and their nests are protected under the Wildlife and Countryside Act 1981 (as amended). This makes it illegal to intentionally or recklessly:

- Kill, injure or take any wild bird;
- Take, damage or destroy the nest of any wild bird while that nest is in use or being built; and
- Take or destroy an egg of any wild bird

10.8.2 There are also additional penalties for birds listed on Schedule 1 of the act.

10.8.3 Under the 'Habitats' Directive (92/43/EEC), Special Protection Areas (SPAs), together with the Special Areas of Conservation (SACs), form the Natura 2000 European network of protected ecological sites. This Directive establishes a general system of protection for all species of wild birds occurring in European territory. It prohibits in particular:

- Deliberate destruction or capture of wild birds;
- Destruction of, or damage to, nests;
- Taking or keeping eggs even if empty; and
- Practices which deliberately disturb the birds and which jeopardise the conservation of the species;

10.8.4 Trade in and the keeping of live or dead species the hunting and capture of which are not permitted (this prohibition also applies to any parts or derivatives of a bird).

#### **10.9 Habitat**

10.9.1 All wild plants are protected under Section 13 of the Wildlife & Countryside Act 1981 as amended. This makes it an offence for any unauthorized person to intentionally uproot

any wild plant. Additionally, certain rare species of plants listed on Schedule 8 of the 'Act' are given greater protection. It is an offence to:

- Intentionally pick, uproot or destroy any species included in Schedule 8; and
- Sell, offer or expose for sale, possess or transport for the purpose of sale, any live or dead wild plant included in Schedule 8, or any part of or anything derived from such a plant.

10.9.2 Schedule 8 is reviewed every five years, but currently it contains 107 vascular plants, 33 bryophytes (mosses, liverworts and hornworts), 26 lichens and 2 stonewort's [see [www.jncc.gov.uk](http://www.jncc.gov.uk) for current list].

10.9.3 Sub-section (3) provides defences. An offence would not have been committed under Section 13 provided it could be shown to be the incidental result of an otherwise lawful operation and could not reasonably have been avoided.

Appendix

Phase 1 Habitat Map



SITE PHOTOS

View of Site Looking East



Improved Grass Sward



Boundary No.1, Species-poor Hedge



Boundary No.2 (Fence) With Overgrown Ditch on Its Southern Side



Boundary No.3 Absent, Continuation of Improved field (looking east)



Boundary No.4 (Fence) With Tree Line to The North




Field Gate / Entrance to Site From Park Lane



# Appendix


## Transport

### PFA Consulting



**CHERHILL NEW VILLAGE HALL**  
**TRANSPORT STATEMENT**  
**NEW CHERHILL VILLAGE HALL STEERING GROUP**

APRIL 2017



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CHERHILL NEW VILLAGE HALL  
TRANSPORT STATEMENT

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TRANSPORT STATEMENT

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CHERHILL NEW VILLAGE HALL  
TRANSPORT STATEMENT

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 C741-DOC02 TRANSPORT STATEMENT APRIL 2017

CHERHILL NEW VILLAGE HALL  
TRANSPORT STATEMENT

**1. INTRODUCTION**

**General**

1.1. This Transport Statement has been prepared to support a Community Right to Build order for a new Village Hall for Cherhill.

**Use of Village Hall**

1.2. During the daytime the existing village hall is typically used by local groups such as day centre and pre-school groups, but during the evenings and weekends is used by a wider range of users including, for example, scouts, Theatre Group and other various clubs and organisations as well as more general village functions.

1.3. The new "Village Hall" will replace the existing facility which is located in the centre of the village. The new facility will have a gross floor area of 400-450m<sup>2</sup> with a main hall area of about 180m<sup>2</sup> (which would have capacity for about 186 seats) catering for a similar range of activities as the existing hall but with the larger floor area offering greater flexibility. In this respect the area of the present main hall is about 120m<sup>2</sup>. The new village hall will also have additional meeting rooms.

1.4. Wiltshire Council's guidance on parking requirements suggests a parking standard of 1 car parking space per 5 seats for halls and places of assembly. On this basis it is proposed that the new hall would have 45 parking spaces and 4 disabled spaces. The proposed site layout is as shown at **Appendix 3**.


1.5. When the new hall is built, it is assumed that the existing hall will be disposed of for a residential use.

**2. THE SITE**

2.1. 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.

**Vehicle Access Arrangements**

2.2. 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, as suggested by the Development Control Engineer at Wiltshire Council. 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.

 1 of 3 C741-DOC02 TRANSPORT STATEMENT APRIL 2017

CHERHILL NEW VILLAGE HALL  
TRANSPORT STATEMENT

2.3. Accordingly, 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 plan C741/02 at **Appendix 1**.

2.4. 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 plan C741/02.

**Pedestrian Access**

2.5. A pedestrian link from the south west corner of the site directly onto the footway alongside the A4 will be provided as shown on plan C741/02. Tactile paving will be provided at dropped kerb crossing points within the Park Lane Bellmouth.

2.6. There are no footways alongside the roads with the village itself (although there is a footway alongside the A4). The Council's Development Control Officer has identified a requirement for a footway "across the site frontage". It is therefore proposed that such pedestrian provision is provided within the site, behind the hedge, as shown on plan C741/02 for two reasons:-

- it enables much of the existing hedge to be retained;
- if a footway were to be provided adjacent to the Park Lane carriageway it would be likely to result in vehicles parking "half on - half off" the footway as a result of the parking issues identified in Paragraph 2.2 above;


2.7. 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).

2.8. The above seeks to satisfy the pre-application advice given by Council's Development Control Engineer which is attached as **Appendix 2**.

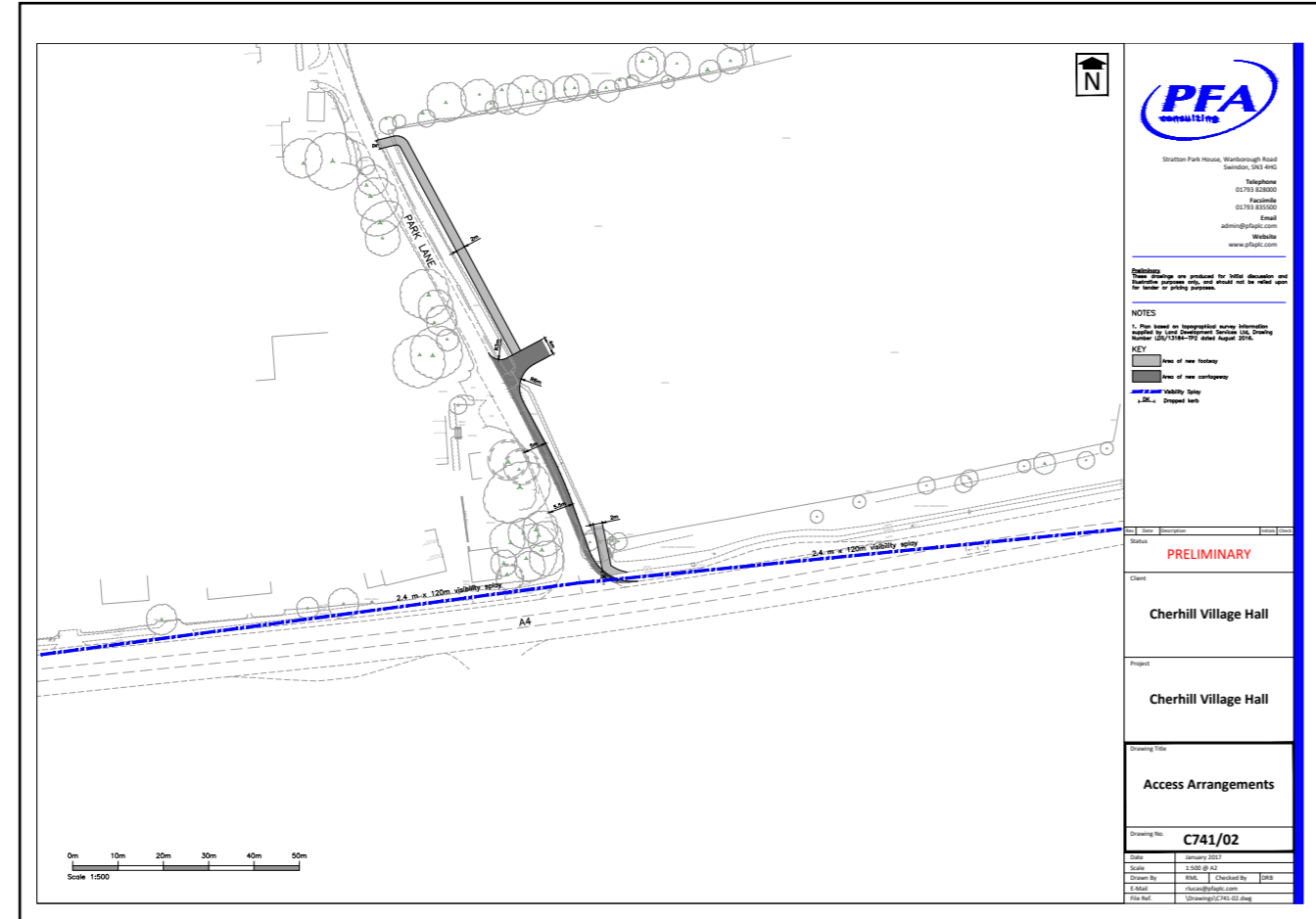
**3. TRAFFIC GENERATION**

3.1. 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.

3.2. 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.

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- 3.3. 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, or if there is a wedding reception being held in the hall).
- 3.4. 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.
- 3.5. 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).
- 3.6. The arrangements at the new location will remove these existing parking issues.
- 3.7. 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.



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Swindon, SN3 4HG  
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Facsimile: 01793 851000  
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**NOTES**  
1. Plan based on topographical survey information supplied to PFA Engineering Services Ltd, Working Number 04/13184-192 dated August 2016.

**KEY**

Status	PRELIMINARY
Client	Cherhill Village Hall
Project	Cherhill Village Hall
Drawing Title	Access Arrangements
Drawing No.	C741/02
Date	January 2017
Scale	1:500 @ A2
Drawn By	EMK
Checked By	EMK
File Ref	D:\Drawing\C741-02.dwg

“Simon / Mark  
 Firstly, I apologise for the delay providing highway guidance – I was under the impression that advice had been supplied.  
 Firstly, any proposal would need to be supported by a short Transport Statement.  
 The proposal is located towards the east of the village. Therefore this puts pressure on the highway links in order that the site is accessible to walking, cycling and for vehicle movements (from outside the village). Dark Lane is a narrow single track lane.  
 If this proposal is to proceed I consider that a strong emphasis will need to be the walking and cycling links from within the village and the vehicle access from the A4.  
 Walking / cycling – The links via Dark Lane are limited. I therefore require provision of a footway (2m) across the site frontage. Options for links to north (the street) and South (A4) need to be investigated to provide connectivity.  
 Vehicle access – I note that Dark Lane is single lane – I require that as part of the proposal Dark Lane, the width of the lane is increased to a minimum width of 5m across the site frontage. With the ownership and public highway this should be feasible but needs to be thoroughly checked.  
 With regard to the junction with the A4, I consider the carriageway width should be increased to 5.5m for the first 20m. Radii of junction and footway connectivity needs to be detailed. Visibility splay will need to be demonstrated.  
 Car parking provision will need to accord with the Wiltshire parking strategy.  
 If there are any queries please call or email.  
 Regards  
 Paul  
 PAUL GALPIN  
 Development Control Engineer  
 Sustainable Transport,  
 Wiltshire Council,  
 County Hall,  
 Bythesea Road,  
 Trowbridge,  
 Wiltshire, BA14 8JN  
 T: 01225 713449 F: 01225 713207  
 E: paul.galpin@wiltshire.gov.uk”



- TREES**  
 Ac: Acer campestre  
 Al: Acerolanthus tamarckii  
 Ca: Corylus avellana  
 Cm: Cotoneaster monogyna  
 FaD: Fagus sylvatica 'Dawyck Gold'  
 Fs: Fagus sylvatica  
 Ma: Malus sylvatica  
 Pr: Prunus x subhirtell Autumnalis  
 Sa: Sorbus aria
- SHRUBS**  
 Bu: Buxus sempervirens  
 Co: Cotoneaster x cuneiformis 'Arctic Pearl'  
 Cy: Cytisus scoparius  
 Ha: Halimolobos angustifolia  
 Pi: Prunus 'Oso Luyken'  
 Vo: Viburnum opulus 'Compactum'
- BULBS**  
 Np: Narcissus pseudonarcissus

Revisions:  
 Revision A - Amendments following meeting with architect 23.03.2017  
 Revision B - Amendments following meeting with architect 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. C741/02 Rev. B  
 Date February 2016  
 Scale 1:250 @ A2

# Appendix

## Area Designation Notice

### Wiltshire Council

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**NOTIFICATION OF DECISION REGARDING THE APPLICATION FOR DESIGNATION OF CHERHILL WARD NEIGHBOURHOOD AREA FOR THE PURPOSES OF A COMMUNITY RIGHT TO BUILD ORDER UNDER SECTIONS 61E AND 61G AND SCHEDULE 4C (COMMUNITY RIGHT TO BUILD ORDERS) PARAGRAPH 4(2) OF THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**

**APPLICANT:**  
Cherhill Village Hall Charitable Incorporated Organisation

**APPLICATION:**  
Application for the designation of Cherhill Ward Neighbourhood Area

Pursuant to the Wiltshire Council constitution and in particular Part 3B the Associate Director for Economic Development and Planning within whose remit Spatial Planning falls is authorised to consider the area designation applications for Neighbourhood Plans and Community Right to Build Orders, and if appropriate, approve such applications.

**DECISION:**  
The Designation of Cherhill Ward Neighbourhood Area is approved for the purposes of a Community Right to Build Order in accordance with sections 61E and 61G and Schedule 4C (Community Right to Build Orders) paragraph 4(2) of the Town and Country Planning Act 1990 (as amended) for the purposes of Neighbourhood Planning and Community Right to Build Orders. The reasons for this decision are set out in the accompanying Neighbourhood Area Designation Application Report.

Signed:   
Alistair Cunningham  
Associate Director  
Economic Development and Planning

Dated: 8<sup>th</sup> June 2016

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**WILTSHIRE COUNCIL NEIGHBOURHOOD AREA DESIGNATION APPLICATION REPORT – OFFICERS DECISION ACTING UNDER DELEGATED POWERS**

Date of application	04.01.2016
Date of decision	08.06.2016
Name of proposed designation	Cherhill Ward Neighbourhood Area
Community Area	Caine Community Area

**1. INTRODUCTION**

1.1 Pursuant to the Wiltshire Council constitution and in particular Part 3B the Associate Director for Economic Development and Planning within whose remit Spatial Planning falls is authorised to consider the area designation applications for Neighbourhood Plans and Community Right to Build Orders, and if appropriate, approve applications.

**2. BACKGROUND**

2.1 An application must be made to the local planning authority by a relevant community organisation in the case of a Community Right to Build Order for a Neighbourhood Area to be designated (Regulation 5 Neighbourhood Planning (General) Regulations 2012). This can include all or part of a parish council's administrative area, if that area has not already been designated.

2.2 The power to designate a Neighbourhood Area is exercisable under sections 61E and 61G and Schedule 4C (Community Right to Build Orders) paragraph 4(2) of the Town and Country Planning Act 1990. Under Regulation 5(1) of The Neighbourhood Planning (General) Regulations 2012 (which came into force on 6 April 2012) an area application has to include a map which identifies the area to which the application relates, a statement explaining why this area is considered appropriate to be designated as a Neighbourhood Area and a statement that the body making the application is a relevant body for the purposes of sections 61E and 61G and Schedule 4C (Community Right to Build Orders) paragraph 4(2) of the 1990 Act.

2.3 Cherhill Village Hall Charitable Incorporated Organisation forms the 'relevant body' (for the purposes of sections 61E and 61G and Schedule 4C (Community Right to Build Orders) paragraph 4(2) of the Town and Country Planning Act 1990 (as amended) and this community organisation submitted an application for the designation of the Neighbourhood Area. A copy of the organisation's constitution accompanied the application showing that the majority of members live in the Neighbourhood Area.

**3. PROCEDURE**

3.1 Under section 61H of the 1990 Act whenever a local planning authority exercises powers under section 61G to designate an area as a Neighbourhood Area, consideration must be given to whether the authority should designate the area concerned as a business area. The designation of a business area can only occur if the authority considers that the area is wholly or predominately business in nature [Section 61H (3)].

3.2 If the application for the designation of this Neighbourhood Area is approved, then Regulation 7(1) of the Neighbourhood Planning (General) Regulation 2012 requires the designation to be publicised. If the application is refused, reasons must be given under 61G (9) of the 1990 Act and Regulation 7(2) of the Regulations which requires the decision to be publicised.

**4. CONSIDERATION AS TO WHETHER OR NOT TO DESIGNATE**

4.1 In determining the application for the designation as a Neighbourhood Area regard must be had to the desirability of designating the whole area. The issue is whether or not the specified area is an 'appropriate area to be designated as a Neighbourhood Area'.

4.2 The fact that the designation of the Cherhill Ward Neighbourhood Area would allow a Community Right to Build Order to be prepared does not form part of the determination of this application.

**5. REASONING FOR DESIGNATION**

5.1 The area application is for the Cherhill ward part of the parish of Cherhill. The application explains that Cherhill Village Hall was originally gifted to provide a meeting space for the village. At that time, the constitution actually referred to the Parish of Cherhill because the Parish and the Village shared the same boundary. Later, with boundary changes, the village of Yatesbury (which has its own hall) became part of the Parish of Cherhill creating something of an anomaly. Recently, in applying to the Charity Commission to have the Charity re-registered as a Charitable Incorporated Organisation (granted in early November 2015 – registration number 1164373) the constitution was altered to refer to Cherhill Ward, this being an area with an agreed boundary on Wiltshire Council maps and reflecting the original Cherhill Parish boundary as intended by the charity founders. It is therefore considered appropriate to use the defined Cherhill Ward boundary, within the parish of Cherhill, as the designated Neighbourhood Area. The specified area falls completely within Wiltshire Council's administrative area.

5.2 A new village hall to meet the needs of a growing population in Cherhill was first discussed more than ten years ago but made little progress due to the lack of available land. In developing a village plan between 2007 and 2010 it was discussed once more and, through extensive consultation, 75% of the local community said they would like to have a new hall. In 2014 the hall was becoming so heavily booked that prospective users were having to be turned away, the local Scout group announced it was looking for alternative, larger premises and severe lack of parking was causing problems particularly for the disabled.

5.3 Further enquiries at this point led to the generous donation of a piece of land by a local farmer and made the project viable. Through 2015 further consultation with the local community has clarified the needs of the village and demonstrated great support for the project, as well as some opposition primarily from residents adjacent to the proposed site. In particular an open evening early in the year, following the issue of a questionnaire, helped gather ideas and discuss concerns. Later in the year, following a design competition by three Architects, an open day to present their designs attracted over 200 residents and much excitement about the project. At this open day an opportunity was also given to the

objectors to display and voice their concerns. Further consultation and discussion has taken place through a dedicated website for the project and through Cherhill Facebook pages.

5.4 The application for designation as a Neighbourhood Area was publicised on the Wiltshire Council website for a period of 6 weeks from 9am Thursday 28<sup>th</sup> January until 5pm Thursday 10<sup>th</sup> March 2016. No responses or comments were received within the consultation period.

**6. CONCLUSION**


6.1 The reasoning above shows support for the designation of Cherhill Ward Neighbourhood Area.

6.2 The specified area is not wholly or predominantly business in nature and so it is inappropriate to designate it as a business area.

6.3 A copy of this report will be sent to the qualifying body, Cherhill Village Hall Charitable Incorporated Organisation.

**7. DECISION**

7.1 **The Designation of the Cherhill Ward Neighbourhood Area is approved** in accordance with sections 61E and 61G and Schedule 4C (Community Right to Build Orders) paragraph 4(2) of the Town and Country Planning Act 1990 (as amended) for the purposes of Neighbourhood Planning.

  
Alistair Cunningham  
Associate Director  
Economic Development and Planning

Dated: 8<sup>th</sup> June 2016

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**DECISION REGARDING THE APPLICATION FOR DESIGNATION OF THE CHERHILL WARD NEIGHBOURHOOD AREA FOR THE PURPOSES OF A COMMUNITY RIGHT TO BUILD ORDER UNDER SECTIONS 61E AND 61G AND SCHEDULE 4C (COMMUNITY RIGHT TO BUILD ORDERS) PARAGRAPH 4(2) OF THE TOWN AND COUNTRY PLANNING ACT (AS AMENDED)**

1. I have no private interests to declare in respect of this matter which would prevent me from determining this application.

2. I hereby exercise power under sections 61E and 61G and Schedule 4C (Community Right to Build Orders) paragraph 4(2) of the Town and Country Planning Act 1990 (as amended) ("the Act") and all other powers delegated to me to designate the area identified on the map below as the Cherhill Ward Neighbourhood Area as I am satisfied that the area is an appropriate area to be designated as a Neighbourhood Area. I do not designate it as a business area for the purposes of section 61H (1) of the Act as it is not wholly or predominately business in nature.

a) Name of Neighbourhood Area: Cherhill Ward Neighbourhood Area


b) Map of Neighbourhood Area:



c) Relevant body: Cherhill Village Hall Charitable Incorporated Organisation form the 'relevant body' (for the purposes of sections 61E and 61G and Schedule 4C (Community Right to Build Orders) paragraph 4(2) of the Town and Country Planning Act 1990)

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d) I have made this decision in line with the information set out in the 'Neighbourhood Area Designation Application Report'.

Signed:   
Alistair Cunningham  
Associate Director  
Economic Development and Planning

Decision published: 8<sup>th</sup> June 2016

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