

Item No.	Application No. and Parish	Statutory Date	Target	Proposal, Location, Applicant
(1)	18/02472/FUL Bradfield	5 th December 2018		Demolition of existing village hall and garages and construction of new village hall (D1/D2 mixed use) and associated parking and access, removal of existing recreational facilities, creation of new multi-games area, relocation of children's play area, new boundary treatment, landscaping and ancillary works. Bradfield Village Hall, Southend Road Bradfield, Southend, Reading Berkshire, RG7 6EY The Trustees Of Bradfield Village Hall
¹ Extension of time agreed with applicant until 31 st October 2019				

The application can be viewed on the Council's website at the following link:
<http://planning.westberks.gov.uk/rpp/index.asp?caseref=18/02472/FUL>

Recommendation Summary: Delegate to the Head of Development and Planning to grant planning permission.

Ward Member(s): Councillor Ross Mackinnon

Reason(s) for Committee Determination: Call-in by former Councillor Quentin Webb on the grounds "The village community has been very concerned that the new hall should be designed and sighted in the best position. All applications to date have been hotly debated in the village all views should be able to be addressed to and heard by the planning committee".

More than 10 letters of objection have been received.

Committee Site Visit: 23rd October 2019

Contact Officer Details

Name: Jay Singh
Job Title: Consultant Planner
Tel No: 01635 519111
Email: Jay.singh1@westberks.gov.uk

1. Introduction

Application site

- 1.1 The application site is located within the built up settlement boundary of Bradfield Southend and comprises an existing village hall, tennis court, children's play area and informal playing field covering an area of approximately 0.69 ha. The site contains approximately 26 off road car parking spaces with access from Southend Road. The western half of the site includes existing open space, with a sloping topography, which forms part of a wider playing field covering approximately 1.7 ha.
- 1.2 The existing village hall building is located towards the southern portion of the site, set back from Southend Road by approx. 18 metres. The building measures approx. 6.4m to ridge height x 12m in width x 22m in length providing an approximate net floor area of 234m². The internal plans show a main hall, toilets, a committee room, a kitchen and storage areas. The building constructed circa 1950s is of no particular architectural merit and appears to be in need of significant modernisation. To the southwestern corner of the building are 2 storage sheds/garages/oil tank covering approx. 140m².
- 1.3 The existing site layout shows a children's play area to the eastern site frontage to Southend Road behind which is a tennis court. Beyond the court is an open playing field. To the south of the court and play area is the car park that serves the village hall and adjacent retail unit. There is also an existing tarmac footpath that runs along part of the southern boundary of the site that leads up to Cock Lane to the north where there is an existing primary school.
- 1.4 The site includes a number of trees and hedgerow within a range of categories including A (highest quality), B (moderate quality) and C (lower quality). The majority are located along/adjacent to the boundaries of the site. There is one Oak Tree (category B2) located adjacent to the existing vehicular access into the site, a Copper Beech tree (category A2) located within the centre of the open space behind the tennis court and hedgerow (grade C) to the site frontage.
- 1.5 The neighbouring uses include a retail unit and dwelling's known as 11-14 New Way and flats 1-6 Lea House adjacent to the southern boundary, further housing known as 'Birdrock', 'Iburg', 'Hollybank', 'The Old Police House' (previously known as 'Marnock') with associated gardens are found to the north, to the west is a playing field that adjoins a larger field (2.6ha) located to the south-west which is used by the Bradfield Cricket Club. To the east, beyond South End Road is further housing and a car repair garage. In terms of surrounding heritage assets, approximately 80m beyond the north-western boundary of the site is a Grade II Listed Thatched cottage fronting Cock Lane.
- 1.6 The surrounding built form includes mixture of varying scale, appearance and architectural style. The heights of neighbouring buildings include 'Lea House' at 9.39m located adjacent to the south and 'Birdrock' at 8.26m located to the north.
- 1.7 The application site falls within an Area of Outstanding Natural Beauty (AONB), is within Flood Zone 1 (lowest risk of flooding) according to Environment Agency Flood Mapping, and is within the outer consultation zone (5-8km) for AWE Aldermaston.

Proposed development

- 1.8 This application seeks full planning permission for the demolition of existing village hall, garages/storage sheds and replacement with a new village hall (D1/D2 mixed use) with associated parking and access, removal of existing recreational facilities, creation of

new multi-games area (MUGA), relocation of children's play area, new boundary treatment, landscaping and associated ancillary works.

1.9 This application is a resubmission of an earlier scheme for a replacement village hall scheme refused planning consent under application 17/01061/FUL in September 2017. At that time a separate application for 4 houses within the site was also refused permission under application reference 17/01060/FULD. These applications are considered in more detail further below, but in summary, the main changes proposed by this proposal compared to the previously refused schemes are:

- The removal of the 4 houses previously sited to the frontage of the site under application reference 17/01060/FULD and replaced with a community garden covering approx. 870m²;
- Revised 'barn' style design to the village hall building with a reduction in height to 8.6m (from 10m previously);
- Changes to the site layout so that a proposed new MUGA is set approx. 4.5m away from the site northern boundary to allow for additional soft landscaping, a footway and an acoustic fence to be provided between the MUGA and the boundaries of the existing houses 'Birdrock', 'Iburg', 'Hollybank' and 'The old Police House'.
- Revised siting to the proposed village hall building to allow a minimum separation distance of approx. 22.5m between the existing houses at 11-14 New Way and the side elevation of the proposed village hall.
- Revised car parking area with approx. 10 additional parking spaces surfaced in 'grasscrete' within the new community garden located to the site frontage;
- Additional areas for tree planting and new landscaping within the new community garden area and to the northern boundary.

1.10 The proposed village hall building would measure approx. 25m in width x 30m in length x 8.6m in height. The building is designed with a mansard style barn design approach and would be constructed in facing brick, plain roof tiles with conservation roof lights and roof mounted solar panels. The supporting plans show a range of modern internal facilities including a large hall, meeting rooms, kitchen, toilets (including for the disabled), shower and storage facilities (also at first floor). It is understood the main hall would be used for badminton amongst other community uses. The total gross external floor area would be approx. 592m². In addition, to the frontage of the proposed hall would be an area designated for mobile libraries and drop offs.

1.11 In terms of the precise use class description for the proposed village hall, Use Class D1 (Non-residential institution) includes any use as a public hall, crèche, day nursery or day centre (of which children/youth play facilities is analogous). The class groups together buildings visited by the public for a wide range of purposes on a non-residential basis. D2 (Assembly and Leisure) classification is generally unlikely unless a specific activity indicates otherwise. In this instance, the village hall specifications allow for it be used for indoor badminton. As such there is a significant indoor sport and recreation element to the proposed use and it is therefore considered that the proposed hall would be a mixed D1/D2 use.

1.12 The proposed MUGA would measure approx. 18m in width x 36m in length which allow for multiple uses such as netball, tennis, football and basketball, all sized to Sport England standards. The MUGA would be located to the north western corner of the site which is currently part of an existing playing field. Directly to the south of the proposed MUGA would be a children's play area measuring approx. 10m in width x 22m in length. A separate children's play facility would be situated at the western end of the MUGA. The new play facilities would allow for new equipment that would meet the needs of children with physical disabilities.

- 1.13 The proposal would include a revised car parking area to the site frontage providing up to 61 car parking spaces including 2 disabled spaces. A total of 8 spaces would be reserved for use in association with the existing retail unit to the south. A new community garden to the site frontage would be partially surfaced in 'grasscrete' to provide an additional 10 car parking spaces as an overflow parking area e.g. in the event of special events. The total number of proposed car parking spaces would total 71.
- 1.14 Other elements of the scheme include the widening of the existing path along the site frontage to 1.5m (to Southend Road), extension to the footpath in front of the retail unit leading to the primary school with pedestrian access to the Southend Road at the eastern end of the site, creation of a new path to the northern boundary to create a 'daily mile' loop track around the open space, new boundary treatments, access gates, solar panels, lighting and removal of old sheds, garages and fuel tank adjacent to the southern boundary.
- 1.15 It is noted part of the application site comprises part of an existing playing field as such there would be net a loss of approximately 1540m² of open space. This is primarily as a result of the proposed village hall building, MUGA and children's play area being set further back into the site, approx. 45m from the Southend Road frontage.
- 1.16 In terms of opening hours, whilst this is an existing village hall use, the redeveloped village site would operate between the hours of 0800 to 2300 on any given day and on no more than 5 days per calendar year, to allow for special events e.g. elections, the village hall use would commence from the earlier time of 06:00.
- 1.17 The proposed MUGA and children's play areas would be used 08:00 to 21:00 Monday through Saturdays and 09:00 to 20:00 on Sunday and Public Holidays.

Applicants supporting information

- 1.18 The application is supported by a suite of plans and documents which can be viewed on the Council's website. The supporting Design and Access Statement emphasises the following points:
- There insufficient and inadequate space to meet demand within the existing hall;
 - The parish population has increased since its construction;
 - The accommodation space is too small;
 - Storage space is very limited;
 - Poor noise attenuation between rooms;
 - High demand often cannot be met;
 - Decline in bookings for single life-time social events due to quality of accommodation;
 - There are concerns about the condition of the existing hall;
 - Poor physical condition;
 - Over £45,000 has been spent on repairs between April 2009 and December 2017;
 - No disabled toilets;
 - Inadequate kitchen facilities;
 - Upgrading the existing hall would be expensive and not significantly enhance the facilities;
 - The existing outdoor space is in poor condition;
 - The children's play area is very popular but has not been upgraded in 15 years and is located dangerously close to the road and existing car park;
 - Insufficient car parking provision;
 - Surface of car park in poor condition;

- The tennis court is well used, but rarely for tennis as the surface is substandard.
- 1.19 The statement refers Bradfield Parish Plan and that it indicates a general level of community support for a new multi-use community centre on the site.
- 1.20 The letters of objection and support for this particular proposal are detailed further below.

2. Planning History

- 2.1 The most recent planning history for the site includes planning application references 17/01061/FUL and 17/01060/FULD which were determined together on 8 September 2017.

17/01061/FUL – Replacement village hall

- 2.2 Planning application reference 17/01061/FUL sought planning permission for the demolition of existing village hall and garages and construction of new village hall (mixed D1/D2 use) and associated parking and access, removal of existing recreational facilities, new multi-use games area, relocation of children's play area, new boundary treatment, landscaping and ancillary works. This application was refused on 8th September 2019 for the following reasons:

1. Size, scale and massing

The application site itself contains the modest existing hall located within a generally open plot. This openness allows views through to the fields behind. To this extent, the site currently makes a significant contribution to the rural character of the area. The proposed hall would be a substantial building. With a ridge height of 10m, it would be taller than any other nearby building. The building would be set back, but still visually prominent from, the road. The building would be orientated so that the narrow end of the main range faces the road, but its depth and overall massing would still be perceived from the front.

As such, the proposed development does not amount to a high standard of design that respects the character and appearance of the area. The development is not appropriate in terms of its location, scale and design in the context of the existing settlement form, pattern and character. The proposed development would fail to conserve or enhance the landscape and scenic beauty of the North Wessex Downs Area of Outstanding Natural Beauty. The proposed development conflicts with the NPPF, Policies ADPP1, ADPP5, CS14 and CS19 of the West Berkshire Core Strategy 2006-2026, the North Wessex Downs AONB Management Plan 2014-2019, and the West Berkshire Quality Design SPD (2006).

2. Layout and design quality

The layout of the proposed development does not amount to high quality design, particularly in terms of the way it would function. Specifically:

(a) The additional parking behind the proposed houses would not be readily overlooked. The lack of natural surveillance of this public/pseudo-public space is such that the proposal does not satisfactorily reduce the potential for crime and antisocial behaviour.

(b) The proposed play areas are located to the back of the site where they would not be readily overlooked. The lack of natural surveillance of this public/pseudo-public

space is such that the proposal does not satisfactorily reduce the potential for crime and antisocial behaviour.

(c) The provision of the proposed MUGA in close proximity to the boundary of the site increases the potential for noise and disturbance to adversely affect the living conditions of the neighbouring dwellings.

As such, the proposed development conflicts with the NPPF, Policy CS14 of the West Berkshire Core Strategy 2006-2026, and the West Berkshire Quality Design SPD (2006).

3. Neighbouring amenity

The proposed development would adversely affect the living conditions of neighbouring dwellings. Specifically:

(a) The replacement hall would introduce a prominent and substantial building directly opposite dwellings at 11-15 New Way, resulting in a significant loss of outlook.

(b) The new parking areas (for the hall and houses) would increase noise and disturbance from vehicle movements close to the boundary with Bird Rock (Southend Road), Iburg and Hollybank (Cock Lane)

(c) The new MUGA is located in close proximity to the back gardens of Iburg and Hollybank, and its use would increase noise and disturbance to these dwellings.

As such, the proposed development conflicts with the NPPF, Policy CS14 of the West Berkshire Core Strategy 2006-2026, and the West Berkshire Quality Design SPD (2006).

4. Green infrastructure

According to Core Strategy Policy CS18, the district's green infrastructure will be protected and enhanced. The term "green infrastructure" relates to any green space and includes open space, parks, outdoor sports facilities, and similar open spaces. According to the policy, developments resulting in the loss of green infrastructure or harm to its use or enjoyment by the public will not be permitted. Where exceptionally it is agreed that an area of green infrastructure can be lost a new one of equal or greater size and standard will be required to be provided in an accessible location close by. The existing open space (open field) makes a contribution to local character and green infrastructure provision. The proposed development would result in the loss of a significant amount of green space, contrary to Policy CS18 and the NPPF.

5. Cumulative impacts with application 17/01060/FULD

The combined effect of the prominent houses across part of the frontage (application 17/01060/FULD), and a substantial village hall (application 17/01061/FUL) across the remainder of the frontage (albeit set back), is the loss of openness across the site, including the loss of views to the field and trees beyond that currently make a significant contribution to the character and appearance of the area. Taking into account the cumulative impacts of both applications, the proposed development does not achieve a high standard of design, does not respect the character and appearance of the area, and overall amounts to the overdevelopment of the site.

As such, together the proposed developments do not amount to a high standard of design (in terms of the way its functions, and in terms of its off-site impacts) that respects the character and appearance of the area. The development is not appropriate in terms of its location, scale and design in the context of the existing

settlement form, pattern and character. The proposed development would fail to conserve or enhance the landscape and scenic beauty of the North Wessex Downs Area of Outstanding Natural Beauty. The proposed development conflicts with the NPPF, Policies ADPP1, ADPP5, CS14 and CS19 of the West Berkshire Core Strategy 2006-2026, the North Wessex Downs AONB Management Plan 2014-2019, and the West Berkshire Quality Design SPD (2006).'

17/01060/FULD – Four dwellings

- 2.3 Planning application reference 17/01060/FULD sought planning permission for the erection of four semi-detached dwellings and associated private amenity space, parking carport, access, landscaping and boundary treatment. It was refused on the 8th September 2019 for the following reasons:

1. Design, character and appearance

The application site itself contains the modest existing hall located within a generally open plot. This openness allows views through to the fields behind. To this extent, the site currently makes a significant contribution to the rural character of the area. The proposed development would detract from this openness.

The front building line of the houses is very close to Southend Road, particularly plots 1 and 2. Whilst there are other buildings in close proximity to the road in the area, the prevailing character is of generous set backs of building lines. The minimal set back proposed increases the prominence and visual impact, and results in harm to the character and appearance of the street scene. The location of the proposed parking area to the rear has the knock-on effect of pushing the dwellings forward, closer to the road.

The proposed gardens are uncharacteristically small for the area. The annotations on the plan indicate that they all exceed the minimum 100sqm guideline for 3 bed houses, as set out in Part 2 of the Quality Design SPD. However, this measurement relates to the total outdoor space (including side and front gardens), and therefore is not representative of the actual usable garden space. This shortfall contributes to a conclusion that the proposal overdevelops the site and does not achieve a high standard of design as defined by Council policies for new residential development.

As such, the proposed development does not amount to a high standard of design that respects the character and appearance of the area. The development is not appropriate in terms of its location, scale and design in the context of the existing settlement form, pattern and character. The proposed development would fail to conserve or enhance the landscape and scenic beauty of the North Wessex Downs Area of Outstanding Natural Beauty. The proposed development conflicts with the NPPF, Policies ADPP1, ADPP5, CS14 and CS19 of the West Berkshire Core Strategy 2006-2026, Policy C3 of the Housing Site Allocations DPD 2006-2026, the North Wessex Downs AONB Management Plan 2014-2019, and the West Berkshire Quality Design SPD (2006).

2. Neighbouring amenity

The proposed development would adversely affect the living conditions of neighbouring dwellings. Specifically, it would result in increased noise and disturbance affecting Bird Rock from the new adjacent parking (residential and hall) close to the boundary. As such, the proposed development conflicts with the NPPF, Policy CS14 of the West Berkshire Core Strategy 2006-2026, and the West Berkshire Quality Design SPD (2006).

3. Green infrastructure

According to Core Strategy Policy CS18, the district's green infrastructure will be protected and enhanced. The term "green infrastructure" relates to any green space and includes open space, parks, outdoor sports facilities, and similar open spaces. According to the policy, developments resulting in the loss of green infrastructure or harm to its use or enjoyment by the public will not be permitted. Where exceptionally it is agreed that an area of green infrastructure can be lost a new one of equal or greater size and standard will be required to be provided in an accessible location close by. The existing open space (open field) makes a contribution to local character and green infrastructure provision. The proposed development would (indirectly) result in the loss of a significant amount of green space, contrary to Policy CS18 and the NPPF.

4. Cumulative impacts with application 17/01061/FUL

The combined effect of the prominent houses across part of the frontage (application 17/01060/FULD), and a substantial village hall (application 17/01061/FUL) across the remainder of the frontage (albeit set back), is the loss of openness across the site, including the loss of views to the field and trees beyond that currently make a significant contribution to the character and appearance of the area. Taking into account the cumulative impacts of both applications, the proposed development does not achieve a high standard of design, does not respect the character and appearance of the area, and overall amounts to the overdevelopment of the site.

As such, together the proposed developments do not amount to a high standard of design (in terms of the way its functions, and in terms of its off-site impacts) that respects the character and appearance of the area. The development is not appropriate in terms of its location, scale and design in the context of the existing settlement form, pattern and character. The proposed development would fail to conserve or enhance the landscape and scenic beauty of the North Wessex Downs Area of Outstanding Natural Beauty. The proposed development conflicts with the NPPF, Policies ADPP1, ADPP5, CS14 and CS19 of the West Berkshire Core Strategy 2006-2026, the North Wessex Downs AONB Management Plan 2014-2019, and the West Berkshire Quality Design SPD (2006).

Other planning history

2.4 The table below summarises other relevant planning history:

Application	Proposal	Decision / Date
17/00483/FULD	Construction of four semi-detached dwellings and associated private amenity space, parking, carport, access, landscaping and boundary treatment.	Withdrawn - 12/04/2017.
17/00482/FUL	Demolition of existing village hall and garages, construction of new village hall and associated parking and access. Removal of existing recreational facilities, creation of new multi-use games area, relocation of children's play area, new boundary treatment landscaping and ancillary works.	Withdrawn - 12/04/2017.
16/00556/FULD	Construction of six semi-detached dwellings and associated amenity space, parking, access, landscaping and boundary treatment. The six	Withdrawn - 29/06/2016.

	houses are all the same size and style.	
16/00475/FUL	Demolition of existing village hall and garages, construction of new village hall and associated parking and access. Removal of existing recreational facilities, creation of new multi-use games area, relocation of children's play area, new boundary treatment landscaping and ancillary works.	Withdrawn - 29/06/2016.

3. Procedural Matters

- 3.1 The application has been publicised in accordance with the Town and Country Planning (Development Management Procedure) Order 2015 by way of a site notice displayed on 17th July 2019. The deadline for representations was 14th August 2019.
- 3.2 The proposed development is zero-rated under the West Berkshire Community Infrastructure Levy (CIL).
- 3.3 The proposal has been screened under the Environmental Regulations and it is concluded that the proposal is not EIA development and therefore a supporting Environmental Statement is not required in this instance.

4. Consultation

Statutory and non-statutory consultation

- 4.1 The table below summarises the consultation responses received during the consideration of the application. The full responses may be viewed with the application documents on the Council's website, using the link at the start of this report.

Bradfield Parish Council	<p>Initial response, objection for the following reasons:</p> <ul style="list-style-type: none"> • At the PC Planning Meeting held last night, the result was 'OBJECT' too tall too big, loss of green areas. 4 object, 2 No object and 1 support. • It would be more favourable, if the plans moved the hall slightly to adjust car parking area, and closer to the road (loss of garden) and roof was lower, there needs to be less space loss. <p>Following the receipt of amended plans, maintain objection for the following reasons:</p> <ul style="list-style-type: none"> • Loss of green space • Layout and design • Village hall position on the site. • Re-location of children's play area • Concern of overall size of hall building • New roof not in keeping with the area • The application would be more acceptable if the relocation of the village hall was closer to the road, this may
---------------------------------	--

	necessitate some parking provision alongside the hall.
Sport England	No objection. Considered in more detail further below.
WBC Highways:	No objections subject to conditions. Considered in more detailed further below.
Environmental Health:	No objection subject to conditions.
Lead Local Flood Authority:	No comments
Waste Management:	No comments
Ecology	No comments
Tree Officer:	No objection subject to conditions.
North Wessex Downs AONB	No comments
Archaeology:	No objections
Environment Agency:	No comments
Conservation Officer:	No comments

Public representations

- 4.2 Approximately 184 individual representations have been received following the public consultation period, of these, 102 are objections and 82 are letters of support (the remainder are ambivalent or only make comments). This section summarises the key issues raised.
- 4.3 The majority of objectors agree there is a need for a new hall or substantially improved facilities within the site, for example through the refurbishment and extension of the existing hall. However, objections are predominantly raised regarding the size, scale and cost of the proposed development, and that these revised proposals do not overcome the reasons for refusal relating to the previously refused planning application reference 17/01061/FUL. Other concerns are raised in relation to the nature of funding model to underpin the delivery of the hall and its long term maintenance, as well as the overall motives of the applicant. However, these are not considered to be material issues relevant to the planning assessment of the proposal.
- 4.4 A number of representations have been made by the “Bradfield Planning Application Group” (BPAG), who indicate they make representations on behalf of like-minded residents who have concerns about the development. The representations includes a number of items of correspondence, and detailed topic papers regarding the quality of replacement facilities, community engagement, enabling development, the increase in hall size and concerns raised that these revised proposals do not overcome the reasons for refusal relating to the previous application within the site reference 17/01061/FUL.

BPAG accept the need for a refurbished or new hall, but suggest that it should be at a more modest scale than proposed. It is acknowledged that BPAG suggest an alternative scheme as part of the representations. However, it must be recognised that the council can only determine the proposal that is before them and on its individual merits taking into account relevant material considerations.

4.5 As part of the supporting planning application documentation, the applicant has a submitted a compilation of 121 representations received at the pre-application consultation stage in order to demonstrate community support for the proposals. The main supporting themes running through the representations refer to the community need for a new hall and enhanced facilities within the site, need for additional off-street car parking capacity within the site and access improvements to the facilities within the site for users including children and the disabled.

4.6 The detailed concerns set out in the 102 letters of objection relate to:

- Excessive size, bulk and scale;
- Poor design and site layout;
- Inappropriate external materials;
- Harm to the character and appearance of the area;
- Impact on highway safety through increased traffic generation;
- Increased noise and disturbance from the proposed development and during the construction period;
- Proposal doesn't meet the village's needs;
- Lack of clear funding structure to deliver the proposal and ensure its long term viability and maintenance;
- Conflict with the policies of the development plan;
- Reasons for refusal relating to planning application 17/01061/FUL as well as objections to previous applications within the site are equally applicable to this application and therefore should be refused;
- Proposal does not meet the social, economic and environmental objectives of the National Planning Policy Framework therefore cannot be sustainable development;
- Loss of green space / playing fields that are valued by residents which adds to the cumulative under provision within the village;
- Adverse impact on the AONB and wider landscape;
- More appropriate, less harmful, alternative site layout proposals are available for the site as suggested by BPAG but have not been explored by the applicant;
- Increased anti-social behaviour;
- The strength of local opposition to the proposals is demonstrated through the Parish Council who have voted 3 times to reject the proposals at the request of the local community;
- Loss of land available for Mayfayre;
- Excessive amount of car parking proposed;
- Improvements to play areas can be made without this development going ahead;
- Proposed play areas not well overlooked;
- Insufficient car parking proposed;
- Loss of valued trees to facilitate the development;
- Harm to neighbouring residential amenity due to the layout and siting of proposed play areas close to existing residential boundaries and loss of outlook from siting of proposed buildings;
- Loss of amenity from excessive light pollution;
- Supporting material misrepresents level of community support;
- Lack of need for a facility of this size when sufficient alternative facilities available within the locality;
- Lack of public consultation/community engagement by the applicant in preparing these revised proposals;

- This revised design has previously been rejected by the applicant as being inappropriate;
- Adverse impact on the beauty and tranquillity of the area;
- Proposed badminton court is not required with ample alternative facilities nearby;
- The requirement for the badminton court increases the height of the replacement village hall building excessively;
- No shower or changing facilities within the proposed building;
- The design does not make provision for future expansion;
- The proposal is unsustainable due to its excessive size resulting in increased Co2 emissions;
- No new sports facilities are being provided by the applicant;
- The proposed layout would increase anti-social behaviour and lacks surveillance;
- Lack of public consultation by the council of the planning application.

4.7 The 83 representations in support of the proposal make the following points:

- The existing village hall is no longer fit for purpose and in need of significant modernisation;
- Recognised need for enhanced community facilities within the site including new kitchen, toilet, storage, shower and disabled facilities;
- The proposal provides substantial social benefits having regard to relevant planning policy and government guidance including the NPPF;
- The upgrading and relocation of the children's play facilities with safer access and a more secure environment would improve child safety;
- The additional car parking provision would address the current lack of off-road parking capacity and turning space within the site to provide highway safety benefits;
- The proposal represents good value for money over its lifetime;
- The majority of the community support the application;
- This revised proposal overcomes previous reasons for refusal in relation to design and layout;
- The removal of housing from the scheme is supported by the community;
- The tennis court and playground are in need of significant renewal in order to meet modern standards;
- The new hall would be multifunctional and allow for other uses such as family parties;
- The demolition of the storage buildings within the site would be a significant improvement to the appearance of the area;
- The proposal would improve accessibility including for the disabled, young children and the elderly;
- The proposal would provide much needed storage space;
- The open space to be lost to facilitate the proposed village hall would be substantially outweighed by the benefits by provided by the proposed development;
- The open space to be lost is of limited recreational value;
- The relocation of the village hall closer to the road as requested by objectors would exacerbate the visual impact of the proposal on the street scene;
- The use of the existing village hall is no longer viable.

5. Planning Policy

5.1 Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate

otherwise. The following policies of the statutory development plan are relevant to the consideration of this application.

- Policies ADPP1, ADPP5, CS5, CS8, CS11, CS13, CS14, CS15, CS16, CS17, CS18 and CS19 of the West Berkshire Core Strategy 2006-2026 (WBCS).
- Policies TRANS.1, OVS.5 and OVS.6 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

5.2 The following material considerations are relevant to the consideration of this application:

- National Planning Policy Framework (2019) (NPPF)
- Planning Practice Guidance (PPG 2019)
- West Berkshire Quality Design SPD (2006)
- Planning Obligations SPD (2015)
- Supplementary Planning Document, Quality Design (June 2006)
- North Wessex Downs AONB Management Plan (2014-2019)
- Sport England Planning Policy Statement titled 'A Sporting Future for the Playing Fields of England'
- Sport England Guidance 'Design Guidance Note Community and Village Halls'
- Bradfield Village Parish Plan (2008).

6. Appraisal

6.1 The main issues relate to:

- Principle of the development;
- Sports facilities;
- Green Infrastructure;
- Size, scale and massing;
- Layout and design quality;
- Cumulative impacts;
- Trees;
- Residential amenity;
- Lighting;
- Highways;
- Heritage assets;
- Other technical matters;
- The assessment of sustainable development; and
- Conclusion.

Principle of development

6.2 Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

6.3 Policies ADPP1, ADPP5, CS5 and CS11 of the West Berkshire Core Strategy (2006-2026) are key policies relevant to the principle of proposed development. There are also other development plan policies that relate to specific issues, and these are considered further on in this report.

- 6.4 Policy ADPP1 indicates development in West Berkshire will follow the existing settlement pattern. Most development will be within or adjacent to the settlements included in the settlement hierarchy, and related to the transport accessibility of the settlements (especially by public transport, cycling and walking) their level of services and the availability of suitable sites for development. The majority of development will take place on previously developed land. The most intensively used developments, and intensive trip generating uses will be located in those town centre areas where the extent and capacity of supporting infrastructure, services and facilities is the greatest. The scale and density of development will be related to the site's current or proposed accessibility, character and surroundings.
- 6.5 The proposed development relates to a community facility serving the village and surrounding area. The proposal seeks to replace the existing facility which means a significant proportion of the site is previously developed land. It is also recognised, within the District Settlement Hierarchy, Bradfield Southend is designated as a Service Village, which according to Policy ADPP1 has "more limited range of services and some limited development potential". The provision of a replacement local community facility in this location is appropriate in terms of its accessibility to the community that it serves. The scale, density and character of the development are considered elsewhere in this report, but in terms of the principle of redevelopment the proposal complies with Policy ADPP1.
- 6.6 The application site is located within the North Wessex Downs Area of Outstanding Natural Beauty (AONB) where Policy ADPP5 recognises the area as a national landscape designation, where development is required to conserve and enhance the local distinctiveness, sense of place and setting of the AONB whilst preserving the strong sense of remoteness, tranquillity and dark night skies, particularly on the open downland. Development is required to respond positively to the local context, and respect identified landscape features and components of natural beauty. Development should respect and respond to the historic environment of the AONB. Opportunities will also be sought to improve the accessibility to and within the AONB, bringing the retention of services and facilities.
- 6.7 The conservation of the AONB is considered more detail further below. In terms of the principle of development, the proposal would retain and enhance an existing community facility within the village, and to this extent the principle of the redevelopment complies with Policy ADPP5.
- 6.8 Policy CS5 indicates the Council will work with infrastructure providers and stakeholders to identify requirements for infrastructure provision and services for new development and will seek to co-ordinate infrastructure delivery, whilst protecting local amenities and environmental quality. The proposed development is regarded as a form of social infrastructure for the local community in accordance with the overall objectives of policy CS5.
- 6.9 Policy CS11 seeks to ensure the vitality and viability of the District's town, district and local centres will be protected and enhanced. The existing network of town, district, local, and village centres will form the focal point for uses, services, and facilities serving the surrounding population. The village centres in West Berkshire will be a focus for facilities aimed at supporting sustainable rural communities. The proposal would comprise the redevelopment of an existing community facility within the village centre in accordance with the objectives of Policy CS11.
- 6.10 The Bradfield Parish Plan 2008 identifies the need to provide a new multi-use community centre on the existing Bradfield Village Hall site with provision such uses as tennis. Whilst, the parish plan pre-dates the development plan and The National

Planning Policy Framework, it is afforded some weight in evidencing local need for a new village hall facility within the application site.

- 6.11 As a material consideration of significant weight, the National Planning Policy Framework (NPPF) seeks to ensure the delivery sufficient community and cultural facilities and services to meet local needs. Furthermore, to promote a strong rural economy, it indicates local 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.
- 6.12 The aforementioned development plan policies are considered consistent with the NPPF in this respect, and are therefore regarded as up-to-date and attract full weight for the purposes of decision making. The policies of the NPPF also support the redevelopment of the site in principle.
- 6.13 It is considered that the provision of new, substantially improved, modern community facilities within the site would attract significant positive weight which would must weighed against any adverse impacts of the proposal as set out further below.
- 6.14 For these reasons, the redevelopment of the village hall with associated facilities is considered acceptable in principle subject to the detailed materials considerations set out below.

Sports facilities

- 6.15 The proposed replacement hall is set back further into the site than the existing hall, with the front elevation of the proposed building being approximately in the same position as the rear elevation of the existing building. The building therefore encroaches into the field to the north-west. The proposed MUGA, children's play area and other elements also encroach into the field.
- 6.16 Core Strategy Policy CS18 indicates the District's green infrastructure which includes outdoor sports facilities such as playing fields will be protected and enhanced. New developments will make provision for high quality and multifunctional open spaces of an appropriate size and will also provide links to the existing green infrastructure network.
- 6.17 Proposals resulting in the loss of green infrastructure or harm to its use or enjoyment by the public will not be permitted. Where exceptionally it is agreed that an area of green infrastructure can be lost a new one of equal or greater size and standard will be required to be provided in an accessible location close by.
- 6.18 According to paragraph 94 of the NPPF, existing open space, sports and recreational building and land, including playing fields, should not be built on unless:
- an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
 - the loss resulting from the proposed development would be replaced by equivalent; or
 - better provision in terms of quantity and quality in a suitable location; or the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.
- 6.19 Sport England is a statutory consultee where development affects the use of land as playing fields, and their Playing Fields Policy, which is presented within its Planning Policy Statement titled 'A Sporting Future for the Playing Fields of England', is a material consideration.

6.20 Sport England initially objected to the application on the basis that the proposed village hall and relocation of facilities would result in a loss of playing field. The applicant subsequently entered into detailed negotiations with Sport England to provide justification for the loss of the playing field and what the benefits of the scheme for formal and informal sport as set out in the supporting Sport and Leisure – Supplementary Report February 2019. Sport England reviewed this document and confirmed:

- The site field levels drawing shows that the existing playing field cannot be used as it is without some costly re-profiling work to make it usable for league mini rugby or football;
- The site dimensions do not permit junior league cricket to take place;
- Relocation of the MUGA with new sports lighting would meet our planning policy exception E4. The new lighting will reduce the current light spillage levels and will also be more economical to use;
- They welcome the use of a polymeric surface which is ideal for people with disabilities to take part in both formal and informal activities and should be welcomed within the local community;
- With regards to the new village building, while it causes the loss of some playing field, for reason set out at bullet point 1 above, this would meet their planning policy exception E3 in that the proposed development affects only land incapable of forming, or forming part of, a playing pitch, and does not result in the loss of or inability to make use of any playing pitch (including the maintenance of adequate safety margins), a reduction in the size of the playing areas of any playing pitch or the loss of any other sporting / ancillary facilities on the site.
- The external w/c and storage for users of the field would meet their planning policy exception E2;
- There would also be a case now to consider their planning policy exception E5 with the revised internal layout and the descriptions of internal (and external) activities on the preceding pages; and
- The daily mile (page 9) is something Sport England is currently actively supporting.

6.21 Sport England has subsequently confirmed that the proposed project is for indoor and outdoor opportunities for formal and informal sporting activities. The creativity and the response to issues such as the MUGA surface and daily mile should be commended. In their opinion the proposals meet Sport England's planning policy exceptions E2, E3, E4 and E5. As a result their objection is withdrawn, subject to the relevant planning conditions including, amongst others, protection of the remaining playing field during construction; floodlighting hours; and MUGA design to conform to Sport England standards.

6.22 For these reasons, it is concluded that the balance of sports facilities on the site is considered acceptable (the benefits of the MUGA and hall justifying the loss of playing pitches), taking into account any cumulative impact on open space provision within the locality, as such, the proposal complies with the aforementioned policies to this extent, without prejudice to wider green infrastructure considerations considered further below.

Green Infrastructure

6.23 Core Strategy Policy CS18, the district's green infrastructure will be protected and enhanced. The term "green infrastructure" relates to any green space and includes open space, parks, outdoor sports facilities, and similar open spaces. According to the policy, developments resulting in the loss of green infrastructure or harm to its use or enjoyment by the public will not be permitted. Where exceptionally it is agreed that an area of green infrastructure can be lost new one of equal or greater size and standard will be required to be provided in an accessible location close by.

6.24 Sport England had raised a specific objection in relation to sports facilities which has now been resolved. The proposal would nonetheless result in the loss of a significant amount of green space (open field) contrary to Policy CS18. The existing open space makes a contribution to local green infrastructure provision. Its loss is an adverse effect that counts against the proposal and must be weighed in the overall planning balance as set out further below.

Size, scale and massing

6.25 The application site is located within the AONB where according to paragraph 172 of the NPPF, great weight applies to the conservation and protection of landscape and scenic beauty. The proposed development is not considered to constitute “major development” in the context of the NPPF, but the paramount importance of conserving the AONB remains.

6.26 Core Strategy Policy CS14 states that new development must demonstrate high quality and sustainable design that respects and enhances the character and appearance of the area. It further states that development shall contribute positively to local distinctiveness and sense of place, good design relates not only to the appearance of a development, but the way in which it functions. Considerations of design and layout must be informed by the wider context having regard not just to the immediate area but to the wider locality. Development should contribute positively to local distinctiveness and sense of place. These aims and objectives are supported by the Councils SPD Quality Design SPD.

6.27 Development proposals are expected to make efficient use of land whilst respecting the density, character and landscape of the surrounding area. Policy CS19 seeks to conserve and enhance the functional components of the landscape character and environment. Particular regard will be given to the sensitivity of the area to change, and ensuring that new development is appropriate in terms of location, scale and design in the context of the existing settlement form, pattern and character.

6.28 It is recognised that the surrounding area displays many of the characteristics associated with semi-rural development in West Berkshire. In the vicinity of the site, key characteristics include detached and semidetached buildings, individual plots at irregular intervals, varying architectural styles (but respecting local vernacular), significant setbacks from footways with boundaries defined by walls and hedgerows, driveways and hardstanding also within set back, generous gardens both front and back with mature landscaping that reflects the age of properties, predominantly brick built buildings, pitched roofs with hipped/half-hipped roof forms and dormers to reduce massing.

6.29 The application site itself contains the modest existing hall located within a generally open plot. This openness allows views through to the fields behind. To this extent, the site currently makes a significant contribution to the rural character of the area.

6.30 It is recognised that the proposed village hall would be a substantial building. However, its revised design has reduced its height to 8.6m (from 10m) and is therefore now lower than the adjacent village store building at approx. 9m high and only slightly higher than ‘Birdrock’, at 8.24m in height, located beyond the northern boundary.

6.31 The building design would be orientated so that the narrow end of the main range faces the road which helps reduce its impact. The depth and overall massing of the building would still be appreciable from the street but the provision of additional landscaping areas to the frontage of the site with a new communal garden would help reduce this perception. It is also recognised, having regard to the range of internal facilities

proposed (e.g. to meet Sport England requirements), that the village hall building would have a consequential size requirement commensurate to its overall function.

- 6.32 The proposed barn style design, whilst not necessarily reflecting the local vernacular, its agricultural theme would respond to the wider rural context. It is therefore considered, notwithstanding the comments over the scale of the proposal above, the general design approach to its form and appearance is considered acceptable.
- 6.33 It also noted that the previously refused village hall scheme was accompanied by a separate application reference 17/01060/FULD for 4 dwellings to the site frontage that added to the overall scale of the development within the site and impact on views through the site. The housing element has been removed and replaced with additional soft landscaping and car parking which allows the site to retain a more open character.
- 6.34 Overall, whilst the revised village hall building would be of a significant size, taking into account its reduced height of 8.6m, the provision of additional landscaping, the level of internal facilities proposed, its barn style design and reasons for refusal relating to refused planning application reference 17/01061/FUL in terms of scale which are a material consideration to the determination of this application, on balance, this revised proposal is considered acceptable in terms of its impact on the AONB, its location, scale and design in the context of the existing settlement form, pattern and character having regard to the overall aims and objectives of Core Strategy Policies ADDP1, ADPP5, CS14, CS19, the North Wessex Downs AONB Management Plan 2014-2019, the National Planning Policy Framework 2019 and the Bradfield Village Parish Plan 2008.

Layout and design quality

- 6.35 It is important to recognise that this revised proposal would result in a significant land take from the existing field (loss of approx. 1540 sqm) to accommodate the increased size of the hall, play areas and additional parking in terms of its overall layout and design quality.
- 6.36 The previous village hall scheme (under application 17/01061/FULD) included a proposal for 4 houses (under application 17/01060/FULD) sited to the road frontage/eastern boundary of the site, the consequence of which meant some of the additional car parking, the proposed MUGA and play areas would be positioned behind the houses where it was considered there would be a lack of satisfactory surveillance raising concerns over safety and potential for anti-social behaviour.
- 6.37 This revised application has removed the housing element from the scheme which means the car parking, MUGA and play areas can be openly observed with clear sightlines from the public realm/Southend Road, as such, they would now be subject to good natural surveillance in order to ensure the creation of a safe environment that does not increase the risk of anti-social behaviour. The revised layout is therefore considered acceptable and would overcome the concerns raised under application 17/01061/FULD in respect of these particular matters.
- 6.38 In terms of the specific positioning of the proposed MUGA, the previous scheme layout (under application 17/01061/FULD) showed the MUGA hard up to the northern boundary which adjoins existing residential curtilages. This close relationship created concerns over potential noise and disturbance to the occupiers of the adjacent properties. This revised application proposes to re-site the MUGA to allow the creation of a 4.5m buffer between MUGA and the northern residential boundaries. The buffer would allow the insertion of an acoustic fence and additional soft landscaping which would ensure, in terms of layout, this revised relationship is considered acceptable. The impact of the proposal on neighbouring residential amenity is considered in more detail further below.

- 6.39 In terms of the positioning of the proposed car parking spaces, the previous scheme layout (under application 17/01061/FULD) showed the spaces hard up to the northern boundary which adjoins existing residential curtilages. This relationship created concerns over potential noise and disturbance to the occupiers of the adjacent properties. This revised application proposes to re-position the proposed car parking spaces along this boundary to allow the creation of an approx. 2.5m wide buffer between the spaces and the residential boundaries. This buffer would allow the insertion of an acoustic fence, footpath and additional soft landscaping which would ensure, in terms of layout, this revised relationship is considered acceptable. The impact of the proposal on neighbouring residential amenity is considered in more detail further below.
- 6.40 In terms of the overall car parking layout, there is no objection to the position of additional parking along the frontage, as this is comparable to the existing arrangement. There is an opportunity to mark out spaces, resurface and integrate additional areas of soft landscaping as such the general layout is considered acceptable.
- 6.41 The setting back of the play areas from the car park with additional path entrance to the northern boundary would also improve safety for users of the play facilities. It would allow users to access the facilities without having to walk through the car park which is considered beneficial to the current arrangement in terms of highway safety.
- 6.42 In respect of the village hall external layout, its positioning responds to the shape of the site and siting of the proposed car parking, landscaping areas and play facilities. On the previous (refused) scheme layout concern raised was over the relationship with existing properties at 11-15 New Way in terms of loss of outlook from these properties. This revised application, taking into account the reduction in height of village hall building to 8.6m and increased separation distance of approx. 22.5m, would ensure, in terms of layout, on balance, this revised relationship is considered acceptable. The impact of the proposal on neighbouring residential amenity is considered in more detail further below.
- 6.43 As regards to the internal layout for the village hall building, the supporting plans show a good range of internal facilities providing an efficient use of space, as such it is considered acceptable.
- 6.44 The provision of additional footways to the northern boundary of the site to create a 'daily mile' loop would improve accessibility for recreation users therefore in terms of proposed layout, this element is considered acceptable.
- 6.45 Overall, for the above reasons, the proposed layout is considered to be of an acceptable design, in terms of the way it functions having regard to the overall aims and objectives of Core Strategy Policy CS14, Quality Design SPD, the National Planning Policy Framework 2019 and the Bradfield Village Parish Plan 2008.

Cumulative Impacts

- 6.46 As indicated above, the previous village hall scheme (under application 17/01061/FULD) was accompanied by a proposal for 4 houses (under application 17/01060/FULD). The cumulative impact of which was considered to lead to an unacceptable loss of openness across the site which would be harmful to the character and appearance of the area. The proposal was considered to be an overdevelopment of the site that would not be appropriate in terms of its location, scale and design in the context of the existing settlement form, pattern and character. Furthermore, it would fail to conserve or enhance the landscape and scenic beauty of the North Wessex Downs Area of Outstanding Natural Beauty.
- 6.47 This revised proposal has removed the 4 houses previously proposed within the site to the Southend Road frontage which has resulted in a significant reduction in the overall

built form within the site and facilitated a much more open character to the frontage of the site. The removal of the houses has also provided an opportunity for additional soft landscaping/trees to the site frontage as the part of the village hall scheme that would help filter views of the built form within the site from the Southend Road. The provision of a new 2.5m to 4m buffer with new landscaping between the development and northern boundary also helps provides some minor relief to the street scene by providing a visual break to any perception of continuous built form with the street scene.

- 6.48 As indicated above, the height of the revised village hall design has been reduced to 8.4m, which is comparable in height to existing two-storey dwellings found within the locality. This approach coupled with the village hall being set back from the road by approx. 45m would further help reduce its visual impact. It is also considered that the impact of the proposed development is relatively localised, limited to a relatively short stretch of Southend Road, and from surrounding areas around the field.
- 6.49 For these reasons, it is concluded, on balance, that the proposal achieves a satisfactory standard of design and scale, which overtime, as the new landscaping matures, would harmonise with the overall character and appearance of the area in terms of its impact on the AONB and its location in the context of the existing settlement form, pattern and character. Furthermore, on balance, this revised proposal would therefore not amount to the overdevelopment of the site. These conclusions are reached having regard to the overall aims and objectives of Core Strategy Policies ADDP1, ADPP5, CS14, CS19, the North Wessex Downs AONB Management Plan 2014-2019, the National Planning Policy Framework 2019 and the Bradfield Village Parish Plan 2008. This revised proposal is therefore considered, on balance, to overcome the reasons for refusal relative to cumulative impact under refused planning application reference 17/01061/FULD.

Trees

- 6.50 The application is supported by an Arboricultural Report which includes a tree survey, tree constraints and tree protection plan which have been undertaken in accordance with BS5837:2012. The report indicates there are number of trees within the site, with the majority along the boundaries, including a large oak (grade B2) and hedgerow (grade C) to the site frontage, 3 oak trees to southern and northern boundaries (grades B1 and A1/A2) and a Copper Beech (B2) behind the hall. Other trees are located outside the site but along the boundaries.
- 6.51 The proposal would involve the removal of an existing Copper Beech behind the village hall. The existing hedgerow along the frontage would be reduced in height to achieve visibility splays and where necessary to facilitate the widened footway would be trans-relocated further back into site. The majority of the remaining trees would be retained and protected during construction and the proposal is considered compatible with their existing and future growth. There is some minor encroachment into the root protection areas of trees which are to be retained, this is mainly for the removal of the tennis court and the construction of the new car park and MUGA.
- 6.52 It is also recognised that the supporting layout plan demonstrates areas for new tree planting to the community garden at the site frontage and around the site boundaries, which would off-set any loss of any trees that would occur as a result of the proposed development. This would ensure a net gain in tree planting within the site overall.
- 6.53 The Council's Tree Officer has carefully assessed the proposal and confirms subject to the retention of the large Oak Tree to the site frontage, replanting of the frontage hedgerow and details of new soft landscaping and tree protection measures being secured via planning condition, the proposal is considered acceptable.

6.54 For these reasons, it is considered that retained trees would be adequately safeguarded from any potential adverse effects and a net gain in trees planting would be achieved within the site to off-set any removed trees in accordance with the provisions of Core Strategy Policy CS18 and the National Planning Policy Framework 2019.

Residential amenity

6.55 Planning Policy CS14 of the West Berkshire Core Strategy requires new development to make a positive contribution to the quality of life in West Berkshire. Supplementary Planning Document on Quality Design also outlines the factors to consider with regard to impact on adjacent properties. Paragraph 127(f) of the NPPF indicates developments should ensure a high standard of amenity for existing and future users. The Bradfield Village Parish Plan 2008 also supports these aims.

6.56 A number of residential properties are located around the boundaries of the site. The relationship between the proposed development and these existing properties has therefore been carefully considered by officers in terms preserving neighbouring residential amenity as out below:

6.57 In respect of properties at 11-15 New Way, whilst the new village hall building would still be a building of substantial size, taking into account the height has been reduced to 8.6m and the layout shows increased separation distances of approx. 22.5m, on balance, the proposal would have an acceptable impact on neighbouring amenity in terms of loss of outlook, light and privacy. This would overcome the concerns raised under refused application reference 17/01061/FULD in respect of impact on the occupiers of 11-15 New Way.

6.58 In relation to flats 1-6 Lea House, taking into the account the intervening minimum separation distances of 18m, the reduced height of 8.6m for the village building and it being set at an oblique angle from Lea House, the proposal would not have an adverse impact on the amenity of the occupiers of these properties in terms of loss of outlook, light and privacy.

6.59 In respect of other neighbouring residential properties, taking into account intervening separation distances between the proposed village hall building and those existing dwellings, the proposal would preserve neighbouring residential amenity in terms of loss of light, outlook and privacy.

6.60 Turning to the positioning of the MUGA, play areas, car parking spaces and their consequential impact on the living conditions of the occupiers of the existing residential properties beyond the northern boundary including 'Bird Rock' (Southend Road), 'Iburg' and 'Hollybank' (Cock Lane), this revised application has created a 2.5m to 4.5m wide buffer to the northern boundary of the site which would allow for the insertion of an acoustic fence and additional soft landscaping. Planning conditions can also be imposed to ensure that perimeter fencing to the MUGA is of a specification that minimises noise from ball strikes. These measures would help mitigate any significant adverse impact in terms of increased noise and disturbance.

6.61 It is also recognised that there are already existing tennis courts and children's play facilities sited along the northern boundary, the use of which have the potential generate some noise and disturbance. This existing relationship is a material consideration of significant weight.

6.62 The proposed village hall would include kitchen facilities where noise and odour from food preparation (ventilation from the kitchen) and noise from the operation of plant (extraction equipment) which could impact on neighbouring amenity. However, subject to the imposition of planning conditions to ensure the installation and maintenance of

satisfactory standard of equipment, as well the village hall having to meet modern constructions standards in terms of noise insulation, the proposal would have an acceptable impact in respect of these matters.

- 6.63 Taking into account the above points, on balance, the proposal would have acceptable impact on the neighbouring residential amenity of the occupiers of 'Bird Rock' (Southend Road), 'Iburg' and 'Hollybank' (Cock Lane) in terms of increased noise and disturbance from vehicle movements and use of the MUGA. This would overcome the concerns raised under refused application reference 17/01061/FULD in respect of identified harm to these specific properties.
- 6.64 In respect of other neighbouring residential properties, any intensification in use of the site would be experienced in the context of the existing use of the site, as such, the proposal would not have a significant impact on neighbouring amenity in terms of increased noise and disturbance from intensification in use and associated traffic movements subject to controls on the overall hours of operation restricted by planning condition.
- 6.65 In respect of any short term impacts on neighbouring amenity associated with the construction process, the imposition of planning conditions to secure a construction management plan to control details such as hours of work, deliveries, measures to control emissions, wheel washing, amongst others would mitigate any significant local impact. Furthermore, it is recognised any impacts would be of a temporary nature only.
- 6.66 The proposal would include new external lighting that would have the potential to create excessive light pollution/nuisance to the occupiers of neighbouring residential properties. The supporting plans suggest sensitive LED lighting would be installed which have been carefully considered by the councils Environmental Health Team who raise no objections to the proposal. For these reasons, and subject to the imposition of planning conditions to control the finer details of the lighting such as the specification and proposed hours of use, with special consideration given to the new lighting for MUGA area, the external lighting would have an acceptable impact on neighbouring residential amenity.
- 6.67 For these reasons, on balance, the proposal would have an acceptable impact on neighbouring residential amenity in accordance with the provisions of policies CS14 of the Core Strategy, paragraph 127(f) of the NPPF, guidance contained with the Quality Design SPD and The Bradfield Village Parish Plan 2008.

Lighting

- 6.68 One of the special qualities of the North Wessex Downs AONB are its dark night skies, so this area is particularly sensitive to excessive external lighting levels. Lighting schemes would be assessed against Part 5 (External Lighting) of the Quality Design SPD, and the ILE Guidance on External Lighting which seek to ensure the provision of appropriate external lighting on new developments.
- 6.69 The proposal would include new external lighting that would have the potential to create excessive light pollution that could be harmful to the rural character and appearance of the area including the dark night skies of the AONB. The supporting plans suggest sensitive LED lighting would be installed. Taking this into account and subject to the imposition of planning conditions to control the finer details of the lighting such as the specification and proposed hours of use, with special consideration given to the lighting for MUGA, to be agreed in consultation with the Environmental Health Team, on balance, the external lighting would have an acceptable impact on the character and appearance of the area including the dark night skies of the AONB.

Highways

- 6.70 Policies CS 13 of the Core Strategy and TRANS.1 of the Saved Policies of the Local Plan relate to access, parking and turning and highways impacts of development. Policy P1 of the Housing Site Allocations DPD sets out relevant parking standards. Paragraph 109 of the NPPF indicates development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe. These aims are also supported by the Bradfield Village Parish Plan 2008.
- 6.71 The application site is located within the built up area of boundary of Bradfield Southend as such it is considered to be a sustainable location for a replacement village hall in terms of accessibility.
- 6.72 The existing vehicular access to the application site will be retained with visibility splays of 2.4m x 43m. The existing pedestrian footway fronting the site to Southend Road (beyond the eastern boundary) would be widened to 1.5m to facilitate safer pedestrian access into the site (1.5m width equates to a pedestrian plus pushchair). In addition, an additional path entrance to the northern boundary would be provided to improve accessibility for pedestrians into the sites facilities and for access to the playing field beyond including the proposed 'daily mile'. This arrangement is considered beneficial to the current arrangement in terms of pedestrian accessibility.
- 6.73 The proposal would provide 71 car parking spaces in total and 12 cycle standards. Eight of the spaces would be retained for the adjacent (existing) retail unit with around 63 spaces for the use of the village hall, 10 of which would be provided within the overflow car parking with the garden area. This would mean an increase in car parking provision within the site from 26 to 71 car parking spaces which is a net increase of 45 car parking spaces. In addition, the provision of 12 cycle spaces would be a net increase within the site. This level of parking provision is considered acceptable to meet the needs of the development and would avoid any adverse impact to on-street parking demand with the local highways infrastructure.
- 6.74 The proposal would result in a substantial increase in the size of village hall when compared to the existing. However, your highways team have carefully considered the potential increase in vehicular traffic generated by the proposal, as well as the consideration of any cumulative impacts from existing/committed development within the locality, and have subsequently confirmed any increase would not be of a sufficient level to have a material impact on the local highways infrastructure in terms of traffic generation.
- 6.75 The proposal would utilise the existing access into the site. Subject to the retention of visibility splays of 2.4m x 43m, the proposal would not result in any adverse impact on highway safety. In addition, as mentioned above, the setting back of the play areas from the car park with additional path entrance to the northern boundary would also improve safety for users of the play facilities. This arrangement would allow users to access the facilities without having to walk through the car park which is considered beneficial to the current arrangement in terms of highway safety.
- 6.76 The proposal has been subject to careful consideration by the Councils Highways Team, who advise, subject to the imposition of planning conditions and informative notes to secure the implementation of a construction management plan, provision of parking and turning areas, provision of visibility splays, setting back of gates, new cycle storage, amongst other detail, the proposal would have an acceptable impact on highway safety and the free flow of traffic within the local highways infrastructure. Furthermore, the proposal would ensure the provision of satisfactory off-road parking provision to meet the needs of the development.

6.77 For these reasons, and giving significant weight to the comments of the Councils Highways Team, it is considered that the proposal would not have an adverse impact on highway safety within the local highways infrastructure having regard to the provisions of policy CS13 of the Core Strategy, saved local plan policy TRANS.1, policy P1 of the Housing Site Allocations DPD, and paragraph 109 of the NPPF.

Heritage assets

6.78 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 imposes a "General duty as respects to listed buildings in exercise of planning functions." Subsection (1) provides: "In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

6.79 Core Strategy Policy CS.19 of the Core Strategy seeks the conservation and, where appropriate, enhancement of heritage assets and their settings including Listed Buildings and amongst others. The NPPF indicates where a proposal leads to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.

6.80 In terms of surrounding heritage assets, approximately 80m beyond the north-western boundary of the site is a Grade II Listed Thatched cottage fronting Cock Lane. Taking into account the intervening distances between the proposal and the listed building, it is considered that the setting of this designated heritage asset would be preserved.

6.81 The Council's Archaeological Officer has reviewed the application using the approach set down in the NPPF and assessed the proposal against the information that the Council currently holds regarding heritage assets and historic land uses in this area. This evidence suggests that there would be no major impact on any features of archaeological significance within the site. The Archaeological Officer is therefore satisfied that no archaeological assessment or programme of investigation and recording is necessary.

6.82 For these reasons, the proposal would accord with the provisions of Core Strategy Policy CS19 and the National Planning Policy Framework in terms of conserving the historic environment.

Other technical matters

6.83 **Refuse Provision** – The supporting plans demonstrate the site would have adequate capacity to accommodate appropriate refuse storage facilities meet the needs of the proposed development. The finer of details of which can be secured via planning condition in accordance with the provisions of Core Strategy Policy CS5 and the National Planning Policy Framework.

6.84 **Ecology** – The application site is considered to be low ecological value and therefore the proposal would have an acceptable impact on biodiversity within the site. It is also noted that the Councils Ecologist raised no objections to previous (comparable) planning applications within the site. Informative notes could be provided to ensure the protection of any protected species/wildlife that maybe encountered during the development of the site. For these reasons, the proposal would therefore accord with the provisions of Core Strategy Policy CS17 and the National Planning Policy Framework.

- 6.85 **Infrastructure/Services** – According to Policy CS5, the Council will work with infrastructure providers and stakeholders to identify requirements for infrastructure provision and services for new development and will seek to co-ordinate infrastructure delivery, whilst protecting local amenities and environmental quality. The replacement hall is proposed on the same site as the existing hall, within the built up area of the village where services are available, as such it is considered that the necessary infrastructure/services can be provided to meet needs of the development in accordance with the provisions of Core Strategy Policy CS5.
- 6.86 **Land Contamination** – The previous activities on the site (e.g. use of car park, any made ground, etc. could have potential for land contamination). This risk can be mitigated through the imposition of planning conditions to ensure any unforeseen contamination should be mitigated appropriately. This would ensure the site is suitable for its new use taking into account ground conditions including from pollution arising from previous uses in accordance with the provisions of local plan policy OVS.5 and the National Planning Policy Framework 2019.
- 6.87 **Nuclear Installations** – The application site is located within the Outer Land Use Planning Consultation Zone for AWE Aldermaston (within 5-8km). Core Strategy Policy CS8 requires consultation with the Officer for Nuclear Regulation where non-residential accommodation exceeding 500 people is proposed in this location. The maximum capacity of the proposed hall would not exceed this threshold and therefore consultation is not required in accordance with the provisions of Core Strategy Policy CS8.
- 6.88 **Drainage** – The application site is within Flood Zone 1 (lowest risk of flooding) and therefore subject to the implementation of satisfactory surface and foul water drainage strategy based on the sustainability principles, the proposal would not have an adverse impact on the risk of flooding within the site or the locality having regard to the provisions of Core Strategy Policy CS16 and the National Planning Policy Framework.
- 6.89 **Sustainable Construction** – Core Strategy Policy CS15 requires the development to achieve BREEAM Excellent. The new facilities would be built to modern, energy efficient standards, which would be beneficial in terms of a long term maintenance compared to the existing facilities within the site. The proposal would also include solar panels that would help reduce carbon dioxide emissions through renewable technology.
- 6.90 The applicant is proposing that the new village hall achieve a BREEAM Very Good rating, which is acknowledged to be less than the policy requirement. However, taking into account the community nature of the building and to assist in its overall deliverability, including securing funding, a lower rating is considered acceptable.
- 6.91 Taking into account the specific circumstances of this case, the case for a lower BREEAM rating is accepted which can be secured through the imposition of planning conditions in accordance with the provisions of Core Strategy Policy CS15 and The National Planning Policy Framework.
- 6.92 **Assessment of sustainable development** – At the heart of the NPPF is a presumption in favour of sustainable development, the NPPF identifies three dimensions to sustainable development: economic, social and environmental. The policies of the NPPF, taken as a whole, constitute the Government's view of what sustainable development in England means in practice for the planning system and emphasises that a presumption in favour of sustainable development should be the basis for every plan, and every decision.
- 6.93 Whilst the proposal would facilitate new and improved pedestrian access arrangements into the site which improve safety and accessibility, secure additional car parking provision, new landscaping as a general improvement to the overall appearance of the built form within the site, which are environmental benefits of some weight, the proposal

would result in environmental harm through the loss of green infrastructure/open space, which taking into account any cumulative impact on open space provision with the locality, is afforded negative weight.

- 6.94 In terms of the key matters that weigh in favour of the proposal, having regard to social considerations, the provision of much needed, more accessible and improved community and sports facilities comprising new village hall, children's play areas, MUGA, enlarged car park and community garden amongst other elements within the site are afforded substantial weight. In terms of economic considerations, the proposal would support short term construction jobs, increase use and attract more trips into the village which would support the local economy which are benefits that are afforded some weight. Others matters are considered to be neutral.
- 6.95 Taking account of the overall social, environmental and economic factors of sustainable development, on balance, it is considered that the adverse impacts of the proposal do not outweigh the benefits and therefore the proposal constitutes sustainable development.

7. Planning Balance and Conclusion

- 7.1 Having taken account of all the relevant planning policy considerations and other material considerations set out above including concerns identified under refused planning application references 17/01061/FUL and 17/01060/FULD, it is considered that the proposal complies with the development plan when considered as a whole and is therefore recommended for approval.

8. Full Recommendation

- 8.1 To delegate to the Head of Development and Planning to GRANT PLANNING PERMISSION subject to the conditions listed below.

Conditions

1. **Commencement of development**

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. **Approved plans**

The development hereby permitted shall be carried out in accordance with the following approved plans:

- BVH Site Plan 030719
- BVH_173.04 Proposed Roof plan
- BVH_174.06 Proposed Elevation (street elevation)
- BVH_175.06 Proposed Elevation (from field)
- BVH_176.06 Proposed Elevation (towards children's play area)
- BVH_177.05 Proposed (towards the village store)
- BVH_172.08 Proposed Ground and first floor plan
- BVH_180.10 Proposed Site plan.
- BVH_179.04 Proposed Site sections

Reason: For the avoidance of doubt and in the interest of proper planning.

3. **Setting Back of Gates**

Any gates to be provided at the vehicular access into the site shall be set back at a minimum distance of 5 metres from the edge of the adopted highway and shall open inwards (into the site).

Reason: In the interest of road safety and to ensure that vehicles can be driven off the highway before the gates are open. This condition is imposed in accordance with the National Planning Policy Framework (2019) and Policy CS13 of the West Berkshire Core Strategy (2006-2026).

4. **Visibility Splays**

No development hereby permitted shall take place until visibility splays of 2.4 metres by 43 metres have been provided at the vehicular access to the site from Southend Road. The land within these visibility splays shall thereafter be kept free of all obstructions to visibility over a height of 0.6 metres above the carriageway level.

Reason: In the interests of road safety. This condition is imposed in accordance with the National Planning Policy Framework (2019) and Policy CS13 of the West Berkshire Core Strategy (2006-2026). A pre-commencement condition is required because safe access/egress must be provided before any development takes place.

5. **Parking and Turning Areas**

The village hall hereby permitted shall not be brought into use until the vehicle parking and turning spaces have been surfaced, marked out and provided in accordance with the approved plans. The parking and turning spaces shall thereafter be kept available for parking (of private motor cars and/or light goods vehicles) at all times.

Reason: To ensure the development is provided with adequate parking facilities, in order to reduce the likelihood of roadside parking that would adversely affect road safety and the flow of traffic. This condition is imposed in accordance with the National Planning Policy Framework (2019), Policy CS13 of the West Berkshire Core Strategy (2006-2026), Policy P1 of the Housing Site Allocations DPD (2006-2026) and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

6. **Cycle parking**

The village hall hereby permitted shall not be brought into use until the cycle parking has been provided in accordance with the approved drawings and this area shall thereafter be kept available for the parking of cycles at all times.

Reason: To ensure the development reduces reliance on private motor vehicles and assists with the parking, storage and security of cycles. This condition is imposed in accordance with the National Planning Policy Framework (2019), Policy CS13 of the West Berkshire Core Strategy (2006-2026) and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

7. **Sustainable Drainage**

No development hereby permitted shall take place until details of sustainable drainage measures to manage surface water within the site have been submitted to and approved in writing by the Local Planning Authority. These details shall:

- a) Incorporate the implementation of Sustainable Drainage methods (SuDS) in accordance with the Non-Statutory Technical Standards for SuDS (March 2015), the SuDS Manual C753 (2015) and West Berkshire Council local

standards, particularly the WBC SuDS Supplementary Planning Document December 2018;

- b) Include and be informed by a ground investigation survey which establishes the soil characteristics, infiltration rate and groundwater levels;
- c) Include attenuation measures to retain rainfall run-off within the site, off site discharge will not be permitted;
- d) Include construction drawings, cross-sections and specifications of all proposed SuDS measures within the site;
- e) Include run-off calculations, discharge rates, infiltration and storage capacity calculations for the proposed SuDS measures based on a 1 in 100 year storm +40% for climate change;
- f) Include pre-treatment methods to prevent any pollution or silt entering SuDS features or causing any contamination to the soil or groundwater;
- g) Ensure any permeable paved areas are designed and constructed in accordance with manufacturers guidelines;
- h) Include a management and maintenance plan for the lifetime of the development. This plan shall incorporate arrangements for adoption by an appropriate public body or statutory undertaker, management and maintenance by a residents' management company or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

The development shall thereafter be implemented in accordance with the approved details.

Reason: To ensure that surface water will be managed in a sustainable manner; to prevent the increased risk of flooding; to improve and protect water quality, habitat and amenity and ensure future maintenance of the surface water drainage system can be, and is carried out in an appropriate and efficient manner. This condition is applied in accordance with the National Planning Policy Framework (2019), Policy CS16 of the West Berkshire Core Strategy (2006-2026) and Part 4 of Supplementary Planning Document Quality Design (June 2006). A pre-commencement condition is required because the design of the sustainable drainage measures must be known early in the development process.

8. **Arboricultural details**

Notwithstanding the information submitted within the application documentation, no development or other operations hereby permitted shall commence on site until an updated arboricultural method statement has been submitted to and approved in writing by the Local Planning Authority. The statement shall make provision for:

- confirmation of the retention of tree number T22;
- confirmation of implementation of an arboricultural watching brief secured;
- details of the implementation, supervision and monitoring of all temporary tree protection; and
- details of any special construction works within any defined tree protection area.

Reason: To ensure the protection of retained trees and the enhancement of the development by the retention of natural features during the construction phase in accordance with the National Planning Policy Framework (2019) and Policies CS14, CS18 and CS19 of the West Berkshire Core Strategy 2006-2026. A pre-commencement condition is necessary because insufficient detailed information accompanies the application; proposed foundations, tree protection installation, other measures and works may be required to be undertaken throughout the construction phase and so it is necessary to approve these details before any development takes place.

9. **Landscaping**

No development or other operations hereby permitted shall commence on site until a detailed scheme of hard and soft landscaping for the site, including for the car parking areas, new footways and communal garden, is submitted to and approved in writing by the Local Planning Authority. The soft landscaping details shall include schedules of plants noting species, plant sizes and proposed numbers/densities, an implementation programme and details of written specifications including cultivation and other operations involving tree, shrub and grass establishment. The scheme shall ensure;

- (a) Completion of the approved landscape scheme within the first planting season following completion of development.
- (b) Any trees shrubs or plants that die or become seriously damaged within five years of this development shall be replaced in the following year by plants of the same size and species.

Reason: To ensure the implementation of a satisfactory scheme of landscaping in accordance with The National Planning Policy Framework (2019) and Policies CS14, CS18 and CS19 of the West Berkshire Core Strategy 2006-2026. A pre-commencement condition is necessary because insufficient detailed information accompanies the application; landscaping measures may require work to be undertaken throughout the construction phase and so it is necessary to approve these details before any development takes place.

10. **Plant and machinery**

All plant, machinery and equipment installed or operated in connection with the carrying out of this permission shall be so enclosed and/or attenuated that noise coming from it does not at any time, increase the ambient equivalent continuous noise level as measured according to British Standard BS4142:2014 at any adjoining or nearby residential property.

Reason: To protect neighbouring residential amenity. This condition is imposed in accordance with the National Planning Policy Framework (2019), policy CS14 of the West Berkshire Core Strategy 2006-2026, Policy OVS.5 and OVS.6 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

11. Fume extraction details

Prior to the kitchen facilities within the village hall building hereby approved being brought into use, details of a scheme for the extraction, treatment and dispersal of fumes and odours from the kitchen shall have been submitted to and approved in writing by the Local Planning Authority. The kitchen shall thereafter be operated and maintained in accordance with the approved scheme.

Reason: To protect neighbouring residential amenity. This condition is imposed in accordance with the National Planning Policy Framework (2019), policy CS14 of the West Berkshire Core Strategy 2006-2026, Policy OVS.5 and OVS.6 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

12. Boundary Treatment

Notwithstanding the information submitted within the application documentation, the development hereby permitted shall not be occupied until details, to include a plan indicating the positions, design, materials and type of boundary treatment and gates to be erected within the site including the acoustic fence to the northern boundary, perimeter fencing around the MUGA, community garden, children's play areas, vehicular entrance from Southend Road and field access have been submitted to and approved in writing by the Local Planning Authority. The boundary treatments shall be completed in accordance with the approved scheme before the development hereby permitted is first occupied. The boundary treatment shall thereafter be retained in accordance with the approved details.

Reason: To protect neighbouring residential amenity, to reduce the risk of crime and anti-social behaviour and to ensure the satisfactory appearance of the development. This condition is imposed in accordance with the National Planning Policy Framework (2019), policy CS14 of the West Berkshire Core Strategy 2006-2026, Policy OVS.5 and OVS.6 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

13. Refuse and Recycling Facilities

Notwithstanding the information submitted within the application documentation, prior to the first occupation of the village hall building hereby permitted, details of refuse and recycling storage areas/facilities within the site shall have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the refuse and recycling facilities have been provided in accordance with the approved details and shall thereafter be retained for this purpose.

Reason: To ensure that there is adequate and safe refuse/recycling facilities within the site and to ensure the physical form of the facilities would harmonise with the surroundings. This condition is imposed in accordance with the National Planning Policy Framework (2019), Policies CS13 and CS14 of the West Berkshire Core Strategy (2006-2026) and Supplementary Planning Document Quality Design (June 2006).

14. MUGA and Children's Play Area Specification

Notwithstanding the information submitted within the application documentation, no development hereby permitted shall commence until details of the design and layout of the approved Multi Use Games Area (MUGA), children's play areas and other play space within the site have been submitted to and approved in writing by the Local Planning Authority (in consultation with Sport England). The play facilities shall not be constructed other than in accordance with the approved details.

Reason: To ensure the development is fit for purpose and sustainable. This

condition is imposed in accordance with the National Planning Policy Framework (2019) and Policy CS13 of the West Berkshire Core Strategy (2006-2026).

15. **External/Facing Materials**

No development hereby permitted shall take place above foundation level until details and samples of all external facing materials have been submitted to and approved in writing by the local planning authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure the satisfactory appearance of the development in accordance with The National Planning Policy Framework (2019), Policy CS14 of the West Berkshire Core Strategy (2006-2026) and the Quality Design SPD (June 2006).

16. **Obscure Glazing**

All first floor windows in the village hall building hereby permitted shall be fitted with obscure glazing before the individual rooms to which the windows relate are first brought into use. The obscure glazing shall thereafter be retained as such.

Reason: To avoid overlooking/loss of privacy to the occupiers of neighbouring residential properties. This condition is imposed in accordance with the National Planning Policy Framework (2019), Policy CS14 of the West Berkshire Core Strategy (2006-2026), Supplementary Planning Document Quality Design (2006) and Supplementary Planning Guidance 04/2 House Extensions (July 2004).

17. **Electric Charging Points**

Prior to the first occupation of the village hall building hereby permitted, details of electric vehicle charging points within the site shall have been submitted to and approved in writing by the Local Planning Authority. The village hall shall not be brought into use until the electric charging points have been provided in accordance with the approved details. The charging points shall thereafter be retained and kept available for use by electric vehicles.

Reason: To promote the use of electric vehicles. This condition is imposed in accordance with the National Planning Policy Framework (2019), Policies CS13 and CS14 of the West Berkshire Core Strategy (2006-2026), Policy P1 of the Housing Site Allocation DPD and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

18. **BREEAM**

The village hall building hereby permitted shall achieve a minimum of Very Good under BREEAM (or any such equivalent national measure of sustainable building which replaces that scheme). The building shall not be occupied until a final Certificate has been issued certifying that BREEAM (or any such equivalent national measure of sustainable building which replaces that scheme) rating of Very Good has been achieved for the development, has been issued and a copy has been provided to the Local Planning Authority.

Reason: To ensure the development contributes to sustainable construction. This condition is imposed in accordance with the National Planning Policy Framework (2019), Policy CS15 of the West Berkshire Core Strategy (2006-2026) and Supplementary Planning Document Quality Design (June 2006).

19. **Overflow car parking**

The 10 car parking spaces within the community garden area adjacent to the eastern boundary of the site hereby approved shall only be used as overflow car park when the other off-road car parking areas within the site for village hall use are at full capacity or during special events.

Reason: To minimise potential conflict between pedestrians and vehicular traffic in the interests of highway safety and to ensure a satisfactory environment for users of the community garden. This condition is imposed in accordance with the National Planning Policy Framework (2019) and Policy CS13 of the West Berkshire Core Strategy (2006-2026).

20. Contamination

If contamination is found at any time during site clearance, groundwork and construction within the application site, the discovery shall be reported as soon as possible to the local planning authority. A full contamination risk assessment shall be carried out and if found to be necessary, a 'remediation method statement' shall be submitted to the local planning authority for written approval. Works shall thereafter be carried out in accordance with the approved 'remediation method statement' and a final validation report shall be submitted to and approved in writing by the local planning authority before the dwellings hereby permitted are first occupied.

Reason: In order to protect the amenities of proposed occupants/users of the application site. This condition is imposed in accordance with the National Planning Policy Framework (2019), Policy CS14 of the West Berkshire Core Strategy (2006-2026) and Supplementary Planning Document Quality Design (2006).

21. Lighting

Notwithstanding the information submitted within the application documentation, no external lighting shall be installed or operated within the site development until a scheme setting out the hours of use, type, design, lux levels and measures to control glare and overspill light from sports lighting, and measures to ensure sports lights are switched off when not in use, have been submitted to and approved in writing by the Local Planning Authority in consultation with Sport England. The scheme shall accord with [Sport England's "Outdoor Sports Lighting" Briefing Note published in 2012]. The approved sports lighting shall thereafter be operated and maintained in accordance with the approved details.

Reason: To ensure a satisfactory living environment for future occupiers in accordance with the National Planning Policy Framework (2019), Policy CS14 of the West Berkshire Core Strategy (2006-2026) and Supplementary Planning Document Quality Design (2006).

22. Construction Management Plan

No development hereby permitted shall take place on any phase of the development until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority for the corresponding phase. The statement shall provide for:

- provide for mitigation measures in accordance with BS:5228, Code of practice for noise and vibration control on construction and open sites;
- 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;
- Erection and maintenance of security hoarding including decorative displays and facilities for public viewing;
- Temporary access arrangements to the site, and any temporary hard-standing;
- Wheel washing facilities;
- Measures to control the emission of dust, dirt, smell and other effluvia during construction;

- Control of surface water run off during construction;
- Site security arrangements including hoardings;
- Proposed method of any piling for foundations;
- Detail of haulage routes for hgv deliveries;
- Measures to protect local biodiversity during construction.
- construction and demolition working hours;
- hours during the construction and demolition phase, when delivery vehicles or vehicles taking materials are allowed to enter or leave the site.
- Hours of work
- Hours of good deliveries
- Measures to the protect the playing fields beyond the western boundary of the site from construction relating activities.

The development shall be carried out in accordance with the approved details.

Reason: To safeguard the amenity of adjoining land uses and occupiers, and in the interests of highway safety. The approval of this information is required at this stage because insufficient information has been submitted with the application. A pre-condition is required because insufficient information accompanies the outline application and the CMS must be in place before demolition/construction operations commence. This condition is applied in accordance with the National Planning Policy Framework, Policies CS13 and CS14 of the West Berkshire Core Strategy (2006-2026), and Policies OVS.5, OVS.6 and TRANS.1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007)

23. Village Hall - Hours of Operation

The use of the village hall hereby permitted is restricted to the following hours of operation:

08:00 to 23:00 - Mondays to Sunday including Public Holidays, and

On no more than 5 days per calendar year, to allow for special events, the village hall use hereby permitted can commence from the earlier time of 06:00.

Reason: To protect neighbouring residential amenity. This condition is imposed in accordance with the National Planning Policy Framework (2019), Policy CS14 of the West Berkshire Core Strategy (2006-2026).

24. MUGA and Childrens Play Areas Hours of Operation

The use of the MUGA and children's plays areas hereby permitted are restricted to the following hours of operation:

08:00 to 21:00 - Mondays to Saturdays; and
09:00 to 20:00 - Sunday and Public Holidays.

Reason: To protect neighbouring residential amenity. This condition is imposed in accordance with the National Planning Policy Framework (2019), Policy CS14 of the West Berkshire Core Strategy (2006-2026).

25 Solar Panels

Notwithstanding the details shown within the application documentation, prior to the installation of any solar panels hereby permitted, details of the panels shall have been submitted to and approved in writing by the local planning authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure the satisfactory appearance of the development in accordance with The National Planning Policy Framework (2019), CS14 of the West Berkshire Core Strategy (2006-2026) and the Quality Design SPD (June 2006).