Compton Neighbourhood Development Plan 2020 – 2037

Referendum Version



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BACKGROUND

1. INTRODUCTION

1.1. In 2011, the adoption of the Localism Act introduced new rights and powers for communities to create a Neighbourhood Development Plan (NDP); aiming to make the planning system work from the bottom-up and giving power to those who are most closely affected by decisions. Such plans can be used to decide where new development takes place, what type it should be and what it should look like, together with other matters of local importance such as green space and community facilities. In addition, NDPs can provide the opportunity for communities to set out a community action plan dealing with other non-planning matters that are important to the enhancement and preservation of the village.

1.2. This NDP has been prepared by residents of Compton, working over a period of 3 years as part of the NDP Steering Group supported by independent consultants, Fowler Architecture and Planning Ltd. The Plan looks ahead to 2037 to coincide with West Berkshire Local Plan review to 2037. The NDP will form part of the Statutory Development Plan for West Berkshire once adopted and the policies within will be used by the Council to help guide decisions on planning applications within the Neighbourhood Area of Compton.

1.3. The NDP includes a number of policies covering a range of themes that are important to the community of Compton and seeks to:

- Ensure new development meets the needs of the local community and presents a well-designed natural and built environment;
- Maintain open countryside of the Parish to protect the character and identity of Compton within the setting of the AONB; and
- Safeguard and improve local community facilities and greenspaces, looking beyond the planning system to other additional community actions that will help deliver the objectives of the NDP and its policies.

The Referendum Version Plan

1.4. Andrew Mead was appointed to carry out the independent examination of the Compton NDP. The purpose of the examination was to determine if the plan meets the five basic conditions in Paragraph 8(2) of Schedule 4B of the Town and Country Planning Act 1990 with or without modifications. The examiner issued his final report on 7 October 2021[1] and it recommends that, subject to several modifications, the plan should proceed to referendum.

1.5. At the Parish Council meeting on Thursday 2 December 2021 at 7pm, Councillors endorsed the Decision Statement that the Compton NDP can proceed to referendum, and agreement that the Plan can be adopted immediately upon a successful 'yes' vote at referendum.

1.6. This Referendum Version of the Plan should be read in connection with the Decision Statement by West Berkshire Council, the Basic Conditions Statement and Consultation Report. A

[1] https://info.westberks.gov.uk/CHttpHandler.ashx?id=51517&p=0

'Strategic Environmental Assessment (SEA) and Habitats Regulation Assessment (HRA) Screening Report – Post Consultation Version' dated August 2020 confirms the opinion of West Berkshire Council that the NDP is unlikely to have significant environmental effects and as such does not require a SEA under EU Directive 2001/42/EC and The Environmental Assessment of Plans and Programmes Regulations (2004), or a Habitats Regulations Assessment under EC Habitats Directive 92/43/EEC and the Conservation of Habitats and Species Regulations 2010.

2. PLAN AREA

2.1. A Neighbourhood Area for Compton Parish was designated in January 2017 by West Berkshire Council. The plan covers the whole of the Parish.

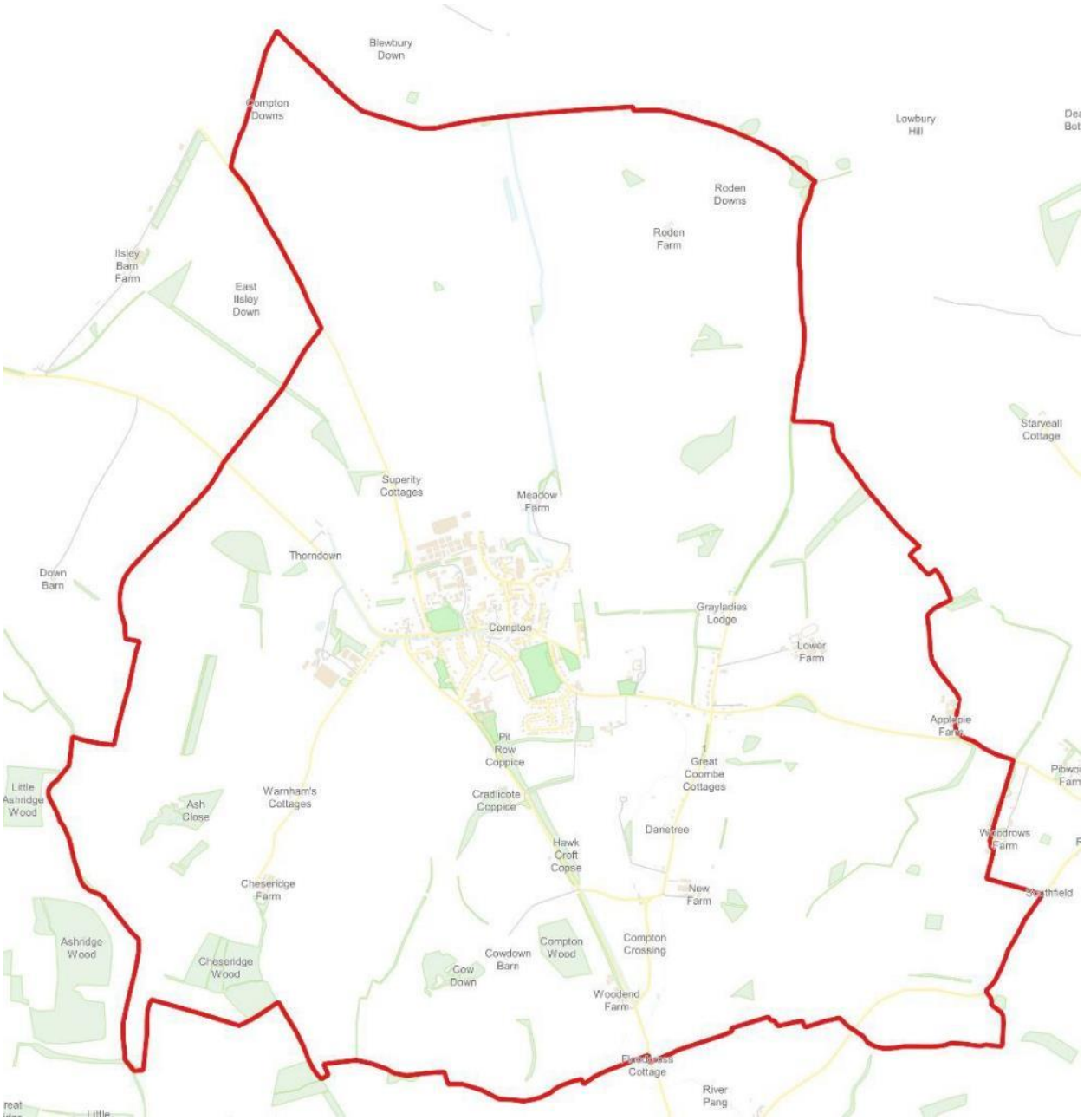


FIGURE 1: MAP OF THE DESIGNATED NEIGHBOURHOOD AREA FOR COMPTON

3. PLANNING CONTEXT

3.1. The National Planning Policy Framework (NPPF - revised 2019) is an important guide in the preparation of local plans and Neighbourhood plans. The NPPF represents Government policy regarding land use planning in the UK and sets out principles governing all areas of this from a set of 'Core Planning Principles' to specific policy of key areas like housing, transport, conservation of the natural and historic environments and both Local and Neighbourhood Planning. The NPPF confirms that the UK has a 'plan-led' system where development must proceed in accordance with the plan unless material considerations indicate otherwise. The central aim of the NPPF is to achieve sustainable development that balances human and environmental needs.

3.2. A Neighbourhood Plan must demonstrate that it is consistent with the policies contained within the NPPF. Its associated Practice Guide also provides advice on applying the policies contained in the Framework. The NPPF indicated that "*Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies*." (paragraph 29)

3.3. Although all apply, the following sections of the NPPF are considered especially relevant to the Compton NDP:

- Achieving sustainable development (Chapter 2)
- Plan making (Chapter 3)
- Delivering sufficient supply of homes (Chapter 5)
- Promoting healthy and safe communities (Chapter 8)
- Promoting sustainable transport (Chapter 9)
- Achieving well-designed places (Chapter 12)
- Conserving and enhancing the natural environment (Chapter 15)
- Conserving and enhancing the historic environment (Chapter 16)

3.4. In addition to this, the NDP must also be in conformance with the Development Plan which provides the main planning policy context for the Local Planning Authority, in this case, West Berkshire Council. The key documents are the West Berkshire Core Strategy (CS) adopted July 2012, Housing Site Allocations Development Plan Document (HSADPD) adopted May 2007, and the saved policies of the West Berkshire District Local Plan 1991- 2006. The Council are currently undertaking a review of their Local Plan, the Emerging Draft Local Plan Review to 2037 was published for consultation in late 2020.

West Berkshire Core Strategy

3.5. The West Berkshire Core Strategy (CS), which sets out the overall planning strategy to 2026, is the main development management and planning document covering Compton. The village of Compton is designated within the West Berkshire CS as a 'Service Village', located wholly within the North Wessex Downs AONB. Policy ADPP 1 confirms Services Villages have *'More limited range of services and some limited development potential'* in the third tier of the settlement hierarchy.

3.6. CS Policy ADPP5 for the North Wessex Downs AONB confirms that:

"*The service villages will continue to provide a range of services to their communities and surrounding areas. A limited level of development will be accommodated to meet local needs, including employment, housing, amenity and community facilities, to maintain the areas as vibrant and balanced communities with their own sense of identity".*

"The scale and density of development will be related to the site's current or proposed accessibility, character and surroundings. Significant intensification of residential, employment generating, and other intensive uses will be avoided within areas which lack sufficient supporting infrastructure, facilities or services or where opportunities to access them by public transport, cycling and walking are limited."

Housing Site Allocations DPD (2006-2026)

3.7. Maintaining an adequate land supply throughout the plan period and carrying forward the housing requirements of the Core Strategy is the main role of the Housing Site Allocations DPD (HSADPD). It seeks to implement the framework that has been set by the CS by allocating non-strategic sites across West Berkshire.

3.8. Of most relevance to the Compton NDP is the allocation within the plan for the residential-led mixed use redevelopment of the Pirbright Site (see figure 2 below) HSA DPD Policy HSA23 sets out the framework for development on this 15ha site (9.1ha of development land) to provide approximately 140 dwellings with a mix of community and employment space. This creates the basis on which any future planning application must be prepared and determined.

3.9. The formal allocation (extract of which is at appendix 1) updates a Supplementary Planning Document (SPD) adopted in September 2013, which was produced through engagement with the Parish Council, local community and landowners. The allocation by the HSADPD followed examination with the Inspector concluding in their report[2] the following matters:

- *"It is essential that any development respects the location of the site within the AONB and is compatible with the character and appearance in the village (para 97).*
- *The significant areas required for landscape buffers are justified in order to ensure that, in particular, the visual consequences of the development on the AONB would be acceptable (para 97).*
- *There is a risk that the provision of any such significant number of new dwellings (in addition to those under HSA23) in a relatively small settlement could have detrimental consequences, not only on the character of the village but also on the community itself (para 98).*
- *The implementation of a scheme would be viable in accordance with HSA DPD Policy HSA23 for 140 homes (para 99).*

[2] File Ref: PINS/W0340/429/6 (06th April 2017) Inspector's Report on the examination into the West Berkshire Housing Site Allocations Development Plan Document

- *Any change in circumstances could be assessed and considered as part of the NDP process (para 101).*

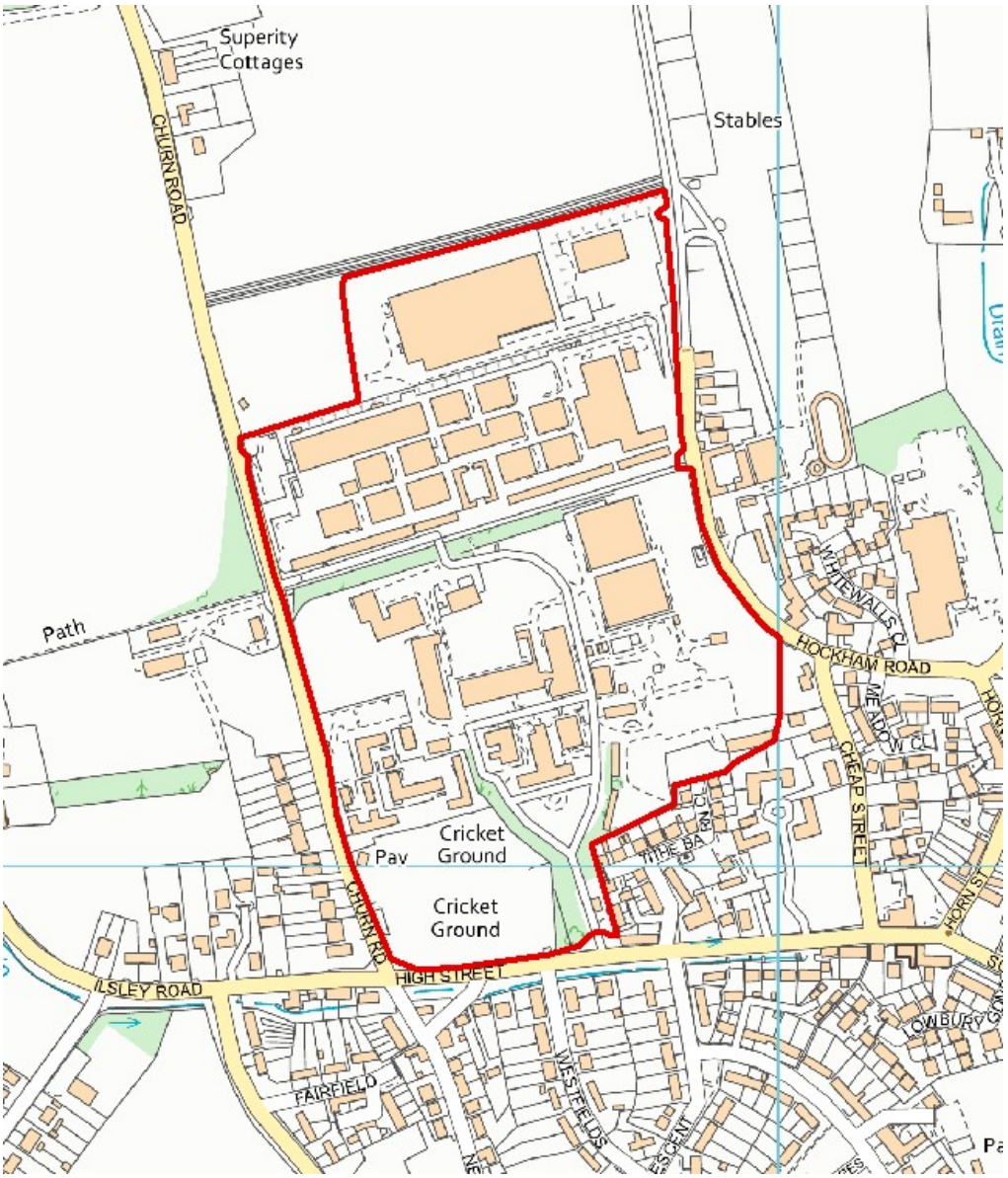


FIGURE 2: EXTENT OF THE HSA DPD POLICY HSA23 ALLOCATION OF THE PIRBRIGHT SITE

3.10. In summary, HSA DPD Policy HSA23 in combination with relevant sections of the SPD, provides the starting point upon which any future planning application must be prepared and determined. It is essential that any development respects the location of the site within the AONB and is compatible with other densities in the village. Significant areas required for landscape buffers are justified in order to ensure that, in particular, the visual consequences of the development on the AONB would be acceptable. The amount and extent of development envisaged by HSA DPD Policy HSA23 has been tested by the HSADPD Inspector and was considered viable and sound.

3.11. The allocation, which will represent a significant level of change to the Parish, is a source of considerable concern among the community, presenting both opportunity and threat. The NDP Steering Group has prepared and consulted upon the Pirbright Site Issues and Policy Objectives – Interim Policy Statement (September 2019) which sought to provide an early and clear view of the NDP position should a planning application be made in advance of the NDP Decision Statement. These issues and policy objectives have been incorporated into the Draft Plan and are discussed throughout this scoping report where relevant, and the NDP will seek to provide policy responses that add to guidelines set out in HSA DPD Policy HSA23. Any change in circumstances from that set out in the Policy can be assessed and considered as part of the NDP process.

Emerging Draft Local Plan Review (2037)

3.12. The Council is currently undertaking a review of its Local Plan to cover the period up to 2037. A draft of the emerging West Berkshire Local Plan Review 2037 (LPR) was published for consultation at the end of 2020.

3.13. The HSAP allocation HSA23 is proposed to be rolled forward to the emerging Draft Local Plan Review 2037 under policy RSA27 with identical wording. No housing requirement figure has been identified for the Neighbourhood area of Compton within the draft LPR[3] . It is stated that 'there are existing allocations in the AONB at the rural service centres and service villages that are still to be delivered and which will largely meet housing need' across the North Wessex Downs AONB.

3.14. Following adoption of the Local Plan Review, the Compton NDP will be reviewed to ensure that it remains up-to-date and takes account of all available evidence.

[3] NPPF paragraphs 65 and 66

4. PORTRAIT OF COMPTON

4.1. **Location:** Compton is a rural Berkshire Parish, situated to the north of West Berkshire and nestled in the North Wessex Downs Area of Outstanding Natural Beauty (AONB). The village lies in the upper valley of the River Pang, just 18km north of Newbury.

4.2. **Population:** The Parish covers[4] an area of just over 1,500 hectares, and has a population of 1,571 persons living in 624 dwellings[5]. Compton is within close reach of a number of larger towns including Newbury and Reading, as well as only a short distance south of 'Science Vale UK'; a significant area of economic growth that is well on the way to becoming a global hotspot for enterprise and innovation. Compton is therefore characterised by healthy levels of economic activity and low unemployment, with the working-age population dominating the population structure.

4.3. **Housing:** Much of western Compton is comprised of 1950s housing that was purposefully built for employees at the Institute for Animal Health. Most existing dwellings in the Parish are owner-occupied detached or semi-detached, comprising 36% and 40% respectively of the total stock of housing. Flats, maisonettes and apartments make up less than 10%. 20% of the housing stock in Compton is social housing, compared with 18.2% in England[6].

4.4. In terms of new development, the council has produced a Housing and Economic Land Availability Assessment (HELAA) which makes preliminary assessments of the suitability and deliverability of potential sites to be allocated in the West Berkshire Local Plan Review. The HELAA[7] demonstrates limited available land for housing development in Compton. Five sites are identified in the HELAA within the Parish, however three have been assessed as unsuitable and not developable with the next 15 years, and the remaining two assessed as only potentially developable in part.

4.5. **History:** Compton has existed as a settlement in some form for a considerable amount of time, with historic evidence of Stone Age, Bronze Age and Iron Age Occupation. Compton was recorded in the Domesday Book as being two separate large estates, and this history is still reflected today with the village being essentially divided into Compton and East Compton, separated by the old railway line. This has resulted in the village's distinctive settlement pattern which is noted for its pattern of generous open spaces within the settlement, many of which are linked visually or physically and lead the eye into the surrounding countryside.

4.6. East Compton is a cluster of residential houses and cottages outside the village boundary. It was originally sited around and opposite the church, although in more recent times there has been development northwards on Downs Road from the former Red Lion public house, now a private dwelling and close to the junction of Downs Road with the Aldworth Road, to Greyladies House. The buildings in the landscape outside the village are mainly farms and barns; New Farm, Woodrows Farm, Cheseridge, with Church Farm and Stocks Meadow

[4] The designated Compton Neighbourhood Area
[5] 2011 Census data
[6] 2011 Census data
[7] https://info.westberks.gov.uk/helaa

Farm and Barn closer to the village. Most of these remain as working farms although some of the buildings are now used for other purposes. For further information on the history of Compton please see the book, The Story of Compton: A Berkshire Downland Village by Linnett McMahon & David Mankin (ISBN: 9780953949007).

4.7. Compton Conservation Area (see appendix 2) was designated in 1984 and extends north from the High Street, wrapping around Cheap Street and Horn Street. There are a number of buildings in this historic core of the village that are Grade II Listed (see appendix 2) including The Manor House on the High Street, Compton House and Yew Tree House. There is one Grade II* Listed Building in the Parish, this is the Church of St Mary and St Nicholas to the east of the village. The scheduled monument of Peterborough Castle lies to the south of the Parish.

4.8. As well as the designated assets across Compton, there are also a number of non-designated heritage assets of archaeological interest, that are detailed within the West Berkshire Historic Environment Record8 (HER). Archaeological assets provide the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them and so hold a high level of importance in understanding the history of the Parish. Many of the archaeological records identified on the HER relate to large agricultural field systems. Within the village itself there are a significant number of unlisted 18th and 19th century buildings which hold importance evidence of the historical growth of the village, including the Compton CofE Primary School, dating back to the mid-Victorian era.

4.9. **Business and Economy:** Compton has a rich history as a working village, and while farming and racehorse training has always been an important industry for the rural village, there has always been a broad range of substantially sized, international-level companies, particularly science-based, in Compton. In the 1800s, to facilitate the growing use of iron farm machinery, Bakers and Sons Foundry was developed, growing into a substantial business, and employing 90 local villagers producing all manner of goods from horseshoes to farm equipment to street cleaning machines. In the 1920s the company began to experience financial difficulties, eventually leading to its closure after



[8] https://www.heritagegateway.org.uk/Gateway/Results_Application.aspx?resourceID=1030

the war. Following this, various businesses used the site up until the foundry's demolition, with some of the site used for house building (now White Walls Close). The rest of the site has been repurposed and is now the UK HQ of Baxters Healthcare. In 1937, landowner Alfred Barclay sold the Manor Farm Estate of 1500 acres to the Agricultural Research Council (ARC), which later expanded into a further 500 acres between Compton and Ilsley. Renamed the Institute for Research on Animal Diseases, the organisation had a huge impact on village life, building over 100 houses for staff. Villagers were reported to welcome the employment opportunities. In 1975 there were 350 staff, easily the major employer in the village. After being renamed the Institute for Animal Health, it continued to add and improve its services.

4.10. In 1993 Compton produced one of the first breakthroughs in the understanding of BSE. The site's last major addition was the Edward Jenner Institute for Vaccine Research. The facility at Compton was renamed the Pirbright Institute in 2012 and closed down in 2015, with the company's operations moving to the Surrey base at Pirbright.

4.11. The influence of the Institute in the village was significant and is still evident today. Many families associated with employment on the Pirbright site have remained in Compton, and the population remains characterised by healthy levels of economic activity and low unemployment. Almost 75% of the population who are aged 16-74 years are in employment, higher than the average in West Berkshire. The majority of those in employment are employed in managerial, professional or technical occupations and travel outside the village to work. Further significant-sized businesses have moved to Compton, most of them with scientific backgrounds, such as Ridgeway Biologicals, Carbosynth, Baxter Healthcare and MSD Animal Health, who are attracted by the facilities in the village and good transport links. Carbosynth, a growing company that has recently merged with another German company, has two locations in the village and is keen to remain here.

4.12. **Landscape and Local Environment:** The Parish of Compton is located in the heart of the North Wessex Downs AONB, the third largest AONB in the country which crosses through Wiltshire, Berkshire and Oxfordshire[9] and as such is surrounded by vast expanses of agricultural land and countryside. The parish sits within the AONB Landscape character area of the Compton Open Downland, described in the West Berkshire Landscape Character Assessment (2019)[10] as being: "*a rolling downland landscape, characterised by flat-topped hills intersected by concealed dry valleys. Fields are large and often without physical division, forming large geometric blocks of arable land. The horse racing industry is a prominent feature of the landscape. The area is comparatively well-settled, with some villages, including East Ilsley and Compton, set within the lower dry valleys. Prehistoric barrows, ancient tracks and medieval villages are visible features within the present landscape.*

4.13. Within Compton village itself however, there are a number of existing green spaces (see appendix 3) including:

- Recreation Ground: The recreation ground lies in the middle of the village and provides the main public open space in the village
- Cricket Ground: located within the Pirbright site

[9] North Wessex Downs AONB Management Plan 2014-2019
http://www.northwessexdowns.org.uk/uploads/docs/manplan/North%20Wessex%20Downs%20AONB%20Management%20Plan%202014 - 19%20for%20WEB.pdf

[10] https://info.westberks.gov.uk/CHttpHandler.ashx?id=47980&p=0

- Downland School and Sports Centre
- Allotments: There are two allotment sites owned by the Parish Council, situated on School Road and at Newbury Lane
- Open green space behind Yew Tree Stables
- Green space at Gordon Crescent.

4.14. Much of Compton Parish has a low risk of flooding from rivers (i.e. in Flood Zone 1), however there is a band of significant flood risk (Flood Zone 3)[11] that follows the course of the River Pang and its tributaries (see appendix 4).

4.15. **Biodiversity:** West Berkshire supports a rich and diverse range of biodiversity and geodiversity assets (see appendix 5) which reflect both the underlying geology and soils. There are a number of Local Wildlife Sites in the Parish listed on the Thames Valley Environmental Records Centre list[12]. These sites, which are home to a variety of important and rare habitats and species, include:

- Cheseridge Wood
- Compton Wood
- Dismantled Railway Line
- Ridgeway Footpath
- Hawk Croft Copse

4.16. **Transportation and connections:** The village of Compton lies seven miles north of the intersection of two arterial routes, the M4 London and the A34 Midlands to Southampton. It is therefore well connected by road, providing easy access to main urban centres such as Newbury, London, Oxford, Reading and Swindon. This easy access to highway routes and the loss of local employment has contributed to Compton increasingly becoming a commuter village. Bus services, provided by Newbury and District Buses are limited to the Parish, with almost all respondents stating that using a car was the most common way of travelling out of the village. There are weekday and Saturday bus services to and from Newbury, which also go to East and West Ilsley. There are five services each day in both directions operating every other hour and the journey takes approximately 40 minutes. Newbury bound









[11] Environment Agency Flood Risk Map
[12] http://www.tverc.org/cms/sites/tverc/files/West%20Berks%20Living%20List%202019.pdf

services are timed for shop and office workers, and first thing on weekday mornings they also serve Newbury College. Some mid-day services include Newbury Station.

4.17. While public transport is fairly limited, there is an extensive network of public Rights of Way, footpaths and Bridleways within the Parish that are valued by residents and wider users of the AONB network.

4.18. **Community Facilities and Education:** The village is active socially, culturally and in sporting terms with many varied groups and organisations. In terms of its Community, Education and Facilities activities, these are as follows:

4.19. *Schools:* The village accommodates successful primary and secondary schools. In addition, there is an active and well-supported 24 place pre-school facility at the village hall, however there is no scope to expand and modernise this facility at its existing site – see Compton Pre-School Technical Note. A former 40-place purpose-built nursery at the Pirbright site is currently sitting vacant. The Downs School is one of the principal secondary schools serving West Berkshire. The two schools have an excellent reputation and are often cited as a key reason for growing families moving to or remaining in Compton. Both schools are currently at or very near to capacity, with the primary school serving the village and surrounding area, and the secondary school again serving the village, but with a much broader catchment area almost to Newbury in the south, and Blewbury in the north.

4.20. *Community Facilities:* The physical facilities associated with community activities tend to be in different clusters. From east to west these are

- The Church
- The Recreation Ground, Village Hall and Wilkins Centre
- The 'High Street' Village Shop, Foinavon Pub, Hairdressers and Surgery
- The Downs Leisure Complex
- The Hut used by the Scouts Association and Girlguiding and surrounding land

4.21. The Doctors Surgery, part of the Downland Practice Surgery group, is a key element of the fabric of the village. It is directed and managed by an independent group of partners. Part of the NDP's role is to assist alignment of the practice's commercial direction with village needs and requirements. With respect to this, longer surgery hours would be beneficial to residents as at present it is open weekday mornings only. The Surgery management has recently announced that they intend to extend the services at Compton to include additional GP and nursing clinics. Other future upgrades also appear likely. A recent community video made by Compton residents raised 75% of the cost of the initial surgery upgrade.

VISION AND OBJECTIVES

5. DEVELOPING THE PLAN

5.1. The two main strands of evidence supporting the Compton Neighbourhood Plan are:

- The scoping research set out in the accompanying Evidence Report; and
- The wishes of the community as expressed through community engagement.

5.2. The Evidence Report, titled Issues Paper (February 2020) has been developed by the Steering Group to provide a record of the detailed research undertaken since the beginning of the NDP process to:

- Identify issues and problems;
- Take account of other plans, programmes and policies and understand the context they provide to Compton;
- Consider the actions needed to correct the problems; and
- Suggest a vision, objectives and policy responses from the evidence.

5.3. Its preparation was led by the topic areas raised by the residents of Compton, during the very initial consultation, to be of main concern. Working groups within the NDP Steering Group then carried the scoping research forward under five key themes: Population, Housing and Development; Business and Employment: Community, Education and Facilities; Environment and Greenspace; and Roads and Transport. Along with the information collected by the working groups, the Issues Paper also contains a number of key documents that formed a context to the evidence base, including:

- Community Council of Berkshire (CCB) Housing Needs Survey
- Compton Parish Plan (April 2005)
- Compton Village Design Statement (VDS)
- 'Pirbright Site Issues and Policy Objectives Interim Policy Statement' (September 2019) endorsed by Compton Parish Council on 7th October 2019

5.4. The views of local people are the real driver of the plan and the Compton NDP Steering Group, working on behalf of the Parish Council, sought to create a 'Parishioners' Plan - the input of the community who live, work and play in the Parish, as well as the stakeholders consulted throughout, was therefore critical and their comments are a key part of the evidence foundation and progress of the NDP.

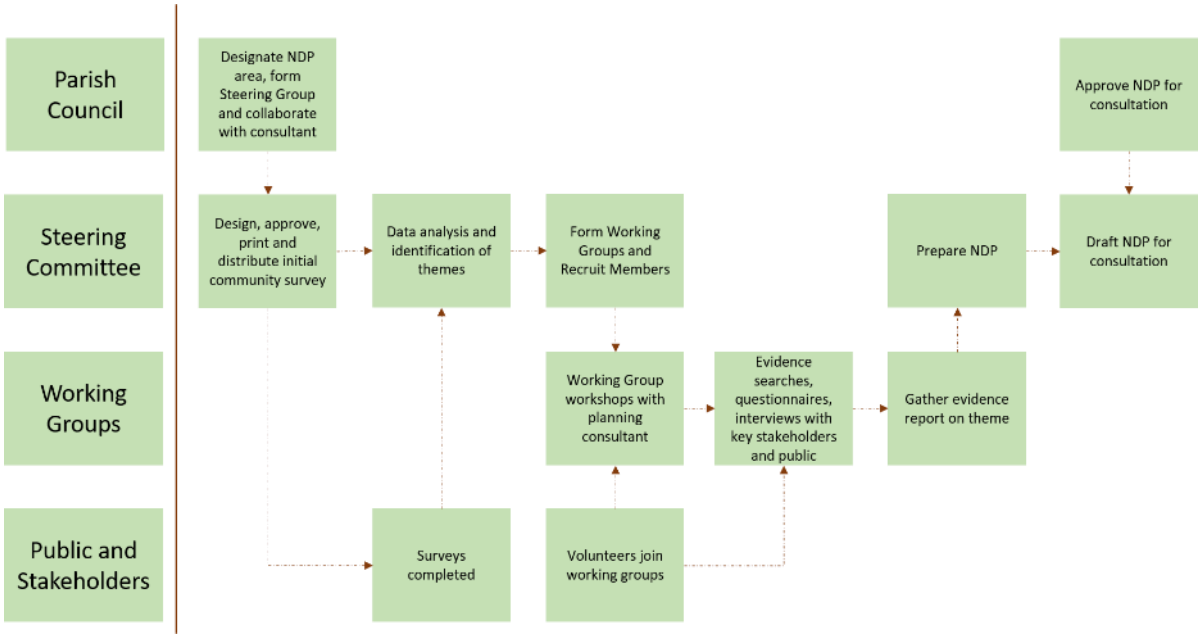
5.5. To do this, a number of consultations were carried out within the Parish. While the scoping research was going on, community engagement sought out the views and wishes of local people. This engagement continued throughout the development of the plan with the Steering Group keen to ensure local residents were kept informed and given opportunities to participate in the process. Examples of the consultation undertaken include:

- NDP Steering Group workshops and meetings, including with West Berkshire Council, Historic England and other consultant groups;
- NDP Steering Group meetings with local stakeholders including landowners and local housing associations
- Major initial, professionally-led survey and in-depth analysis;
- Continued smaller-level surveys and consultation with community and business leaders undertaken by the working groups;
- Regular updates in Compton's Compilations magazine;
- Village leaflet drops to all homes in Compton at critical points in the consultation process; and
- Attendance at village Fetes, Open Days and Pub meetings.

5.6. The main outcomes of the community engagement included the following:

- The identification of a range of initial aspirations;
- The subsequent identification of the primary objective for the NDP; and
- Confirmation of support for a set of policies and proposals that were being considered for inclusion in the NDP.

5.7. Figure 3 below, highlights the main strategy used in the preparation of the NDP. Further detail on the consultation and engagement that took place through the development of the plans, and the results of these various exercises, are gathered together in the Consultation Statement.



5.8. The overall approach has been that both evidence and community wishes should align or at least have good overlap, before draft policy is created. It was also felt wise to create the Vision and Objectives first and then let policy be checked against and conform with those, since the policies are intended to bring about both Vision and Objectives.

5.9. The designated neighbourhood area includes the HSA DPD Policy HSA23 allocation at the former Pirbright Institute. The Planning Practice Guidance[13] confirms neighbourhood plans should not re-allocate sites that are already allocated through these strategic plans. However, the HSADPD Inspector was very clear that any change in circumstances at the site could be assessed and considered as part of the NDP process.

5.10. Based on the NDP evidence-base collected to date and consultation with the community, it has established that the following key issues relating to the site have not been adequately addressed within HSA DPD Policy HSA23 and the SPD – as summarised by the Pirbright Site Issues and Policy Objectives Interim Policy Statement (September 2019). Consequently, the NDP Steering Group considers that there is justification for the NDP to add further detail and interpretation on the HSA23 allocation through the creation of planning policies for the site in the NDP in respect of the following matters:

- The number of dwellings and the density of development;
- The type of employment floorspace / land that should be delivered;
- How an appropriate range of homes can be delivered, including to meet demonstrable local needs;
- How construction at an appropriate density and typology of housing can assist with the transition to the open countryside to the north;
- Which existing buildings and facilities should be retained and enhanced on the Site to achieve a healthy and inclusive community;
- The high value of green space at the Site, including whether the Local Green Space Designation is appropriate;
- The need to deliver a sustainable and well-designed place with community involvement at the heart of the design process.

[13] ID: 41-044-20190509

6. NDP VISION

6.1. The NDP develops a shared vision for Compton to shape the development and growth of the local area. The NDP is aligned with the strategic needs and priorities of the wider local area covering a period up to 2037, consistent with the Local Plan Review. The NDP will include planning policies for development and use of land in the designated Neighbourhood Area, which includes the HSA DPD policy HSA23 allocation site.

6.2. Community comments and factual research should be regarded as the twin foundations of the policies in the Compton NDP. These two evidence bases were therefore considered together and used to generate the following vision and objective for the NDP.

The Vision Statement

"2037 Compton will have enabled self-sustaining development in a way that retains the rural character and beauty of the village, allowing people to live, work and play in the village for the whole of their lives.

Development will have been managed to deliver the necessary housing, facilities, and employment opportunities, providing for a diverse population, that is limited to a scale appropriate for a service village within the existing settlement. This will maintain the rural character of the village in the wider landscape control of the North Wessex Downs AONB.

The Parish will have responded to the Climate Emergency declared by West Berkshire, providing for long-term sustainability and significant adaptation to low carbon lifestyles."

7. NDP OBJECTIVES

7.1. The vision was then incorporated into a set of objectives for the NDP, outlining what the Plan is aiming to achieve through its overall strategy and policies.

NDP Objectives

1. To ensure the village remains small and well contained within its downland valley setting, retaining its feeling of remoteness and the special visual qualities of the AONB in which it sits.

2. To support future development at a limited scale within the existing settlement, that will ensure Parish sustainability and a thriving community and business opportunities.

3. To support West Berkshire's declaration of a Climate Emergency and ensure that all development in the Parish is built to be carbon neutral, mitigating and adapting to the effects of climate change, through use of low carbon building materials, energy efficient design, renewable energy generation, and low carbon transport measures.

4. To ensure that existing employment space within the Parish is retained and to encourage provision of new employment space, in particular for the scientific and technological sectors.

5. To enhance the lifestyle of the community by ensuring that the Parish of Compton is well supported with sports, social and educational facilities, providing for all age groups and addressing short-term key priorities of the Parish.

6. To protect and enhance existing amenities and open space including the Rights of Way network that are valued for recreational and aesthetic value, allowing continued benefits to the physical and mental wellbeing and long-term sustainability of the community.

7. To ensure the conservation and enhancement of the village's historic environment, including the Compton Conservation Area, through securing high quality, locally relevant design in all new development.

8. To create integrated and safe green spaces in new developments that are linked to the existing green infrastructure network and wider AONB and to ensure conservation of key habitats with biodiversity net-gain across the Parish.

9. To tackle transport problems, including parking, vehicle speed, public transport and necessary improvements to footpaths and pavements. To ensure that new development within the village does not worsen transport sustainability within the Parish.

10. To encourage the comprehensive development of the Pirbright Site Allocation HSA DPD Policy HSA23, to deliver an appropriate residential-led scheme with employment floorspace, community facilities and green infrastructure, that integrates with the village and addresses the resultant infrastructure challenges that will be faced by the community.

PLANNING POLICIES

8. INTRODUCTION

8.1. The previous chapter laid out the key priorities as expressed by the Parish. These priorities were captured and formed the substance of the community Vision and Objectives.

8.2. This chapter now sets out the direction and action that the village will adopt to achieve those objectives. It includes the formal land-use policies of the Compton NDP, which together with the Core Strategy and NPPF will help manage development in the area until 2037. There are a total of 23 policies – C1 to C23 – the 'C' referring to Compton. These policies have been pulled together into a number of key themes as listed below, which reflect the community's main concerns as documented in the Consultation Statement and Evidence Report:

- Key Policies
- Housing and Development
- Business and Employment
- Community, Education, Facilities and Wellbeing
- Local Environment
- Roads and Transport

8.3. Within each policy the NDP has sought to explain what it will achieve, what is the evidence for support and what now needs to be done. It should be noted that some objectives cannot be translated into planning policies and so a series of community actions have also been identified, which represent a more immediate set of aspirations for the community.

KEY POLICIES

9. SPATIAL STRATEGY

Local Context

9.1. Although this Neighbourhood Plan covers the whole of the Compton Parish, many of the core issues and aspects relate specifically to the village of Compton itself and how it can best, and sustainably, evolve to meet the needs of the Parish.

9.2. The vision for the Parish of Compton focuses on the "feel" of the village and maintaining the strong rural community spirit that exists. Local residents and stakeholders are keen to avoid losing the character of the village in the face of growth.

9.3. The allocation of the Pirbright Site in the West Berkshire HSADPD is a major development in the AONB and is set to provide a residential-led development "*with the provision of approximately 140 dwellings, delivering an appropriate mix of dwelling sizes and types which conserve and enhance the character of Compton. An element of employment floorspace will be replaced within the site*."

9.4. It is anticipated that this number of dwellings will represent a considerable change in the size and balance of Compton, introducing approximately 360 additional inhabitants and a population increase of around 20%, all with employment, leisure, amenity and vehicular needs.

9.5. It is recognised in the development plan that development of the site "*could potentially provide a greater level of growth than that normally expected in a service village, which will have implications for the distribution of developmen*t" however at the point of adopting the CS, clarity on delivery and appropriate scale was not known.

9.6. Compton Parish Council commissioned the Community Council of Berkshire (CCB) to provide a 'Report on Housing Need Compton' in November 2016. It recognised there is significant aspiration for home ownership in Compton. The report recommended the development of a rural exception site to meet the affordable housing needs of local people, comprised of 12 homes with a mixture of 1, 2 and 3-bedroom properties, including both Shared Ownership and Affordable Rent tenures. As this number of homes can be accommodated within the allocated site at Pirbright, there is consequently no requirement for the NDP to allocate further land within the Parish for housing. However, this should not preclude other brownfield nor infill site applications within the settlement boundaries coming forward in the future.

9.7. In addition to the provision of housing, the allocated Pirbright Site also contains significant community and green space which play an important role for the neighbourhood and the residents, therefore, wish for this to be retained during the redevelopment.

C1: Development Strategy for the Parish

Proposals for infill development in the built-up area of Compton, outside of the HSA DPD Policy HSA23 Allocation, will be supported if they are within the settlement boundary defined by West Berkshire Core Strategy (see map below) and where such development:

i. **is of a scale and form in keeping with surrounding properties;**
ii. **respects residential amenity and provide suitable access;**
iii. **conserves and, where appropriate, enhances heritage assets and their settings;**
iv. **can be properly serviced and supplied with essential services such as water and drainage;**
v. **delivers a measurable net gain in biodiversity; and**
vi. **complies with the other policies within the development plan.**

Development should not be permitted in the open countryside unless it is for development permitted by the exceptions within national guidance.

Objectives Supported: 1…2…7

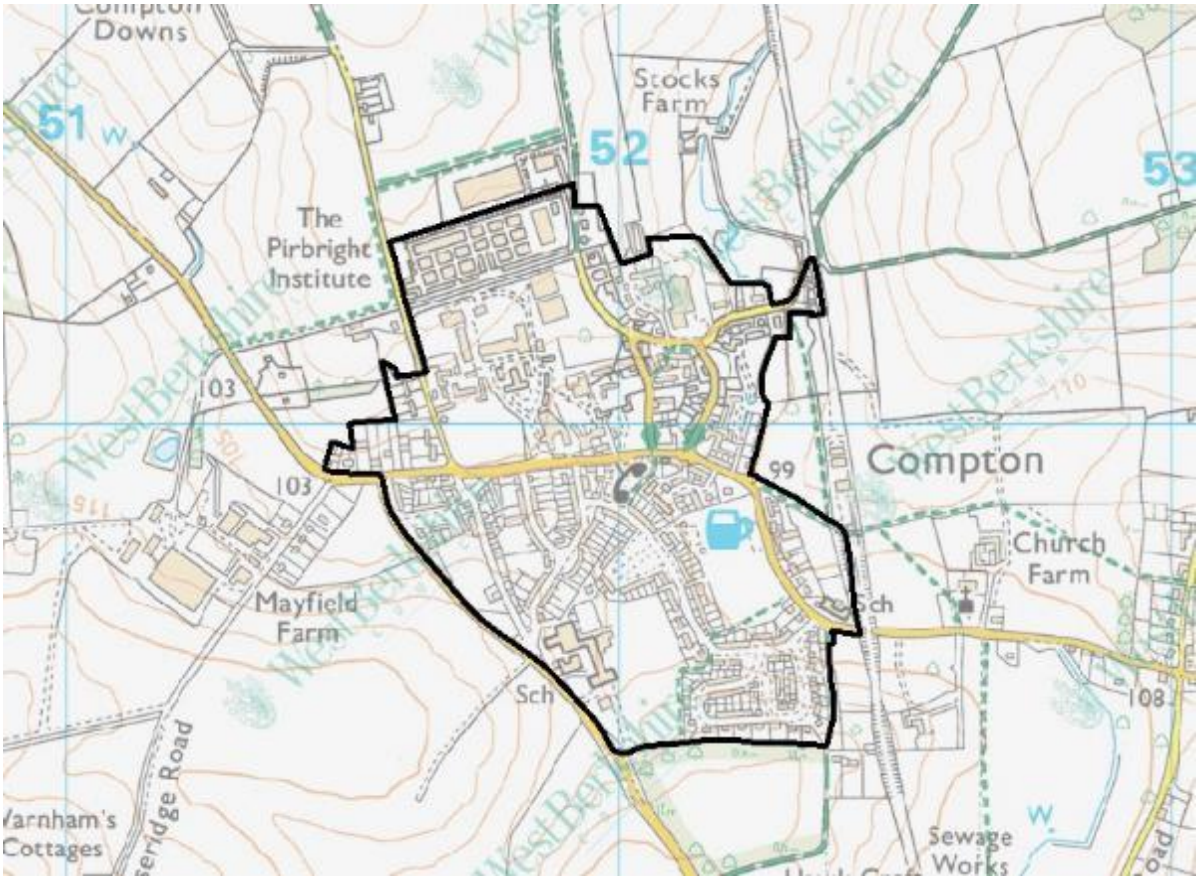


FIGURE 3: MAP OF COMPTON'S SETTLEMENT BOUNDARY (WEST BERKSHIRE LOCAL POLICY MAP 2015)

Justification of C1

9.8. The village of Compton is noted for its pattern of generous open spaces within the settlement, many of which are linked visually or physically and lead the eye into the surrounding countryside. The village also has a distinctive settlement pattern. The two settlements of Compton and East Compton, divided by the old railway line, have distinct rural characters that should be maintained.

9.9. Policy C1 seeks to ensure that this settlement pattern is maintained and reinforces the existing Spatial Strategy (ADPP1) within the West Berkshire Core Strategy. The policy is consistent with Policy CS1 (Delivering New Homes and Retaining the Housing Stock) of the Core Strategy which states that most development should take place on suitable, previously developed land within settlement boundaries or on other suitable land within settlement boundaries unless otherwise allocated.

9.10. Residential amenity is generally used to refer to the positive elements of an area that contribute to a resident's overall enjoyment and living conditions of a dwelling, for example, open land, key views, and interrelationship between built form. There are multiple potential effects of a development that can impact on the enjoyment of residents, including noise, daylight, outlook and visual amenity, all of which can impact on the way in which people use their homes. This policy therefore incorporates the social role of sustainable development to ensure well designed and healthy communities. In order to assess a development's impact on

the residential amenity of surrounding residents some key considerations are listed below. The West Berkshire Quality Design SPD[14] also highlights and expands on a number of key amenity elements.

- Privacy: *How would the development proposals affect privacy levels?*
- Overbearing effects: *Would the scale of development and its proximity to other buildings result in an oppressive environment?*
- Natural light and outlook: *Would the development provide existing or proposed properties with sufficient outlook and natural lighting levels thereby avoiding significant overshadowing and enclosure?*
- Environmental effects: *Would the development cause or be exposed to any other environmental effects?*

C2: Development Strategy for the Pirbright Site Allocation HSA DPD Policy HSA23

The redevelopment of the Institute for a residential-led mixed-use scheme will be supported in accordance with HSA DPD Policy HSA23 provided that the quantum of residential development remains for approximately 140 dwellings in Areas B and C, with no development in Area A, shown in Figure 4 below. Any greater number of dwellings must demonstrate it will not harm the character of the village and the community and, in relation to conserving and enhancing the landscape and scenic beauty in the AONB includes an assessment of:

i. **the need for the additional development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;**
ii. **the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and**
iii. **any detrimental effect on the environment, the landscape, health and safety of villagers, recreational opportunities, and local infrastructure, services and facilities, and the extent to which that could be moderated.**

Objectives Supported: 1…2…5…7…9

[14] https://info.westberks.gov.uk/article/28786



FIGURE 4: MAP OF **Development Areas for the Pirbright Site Allocation HSA DPD Policy HSA23**

Justification of C2

9.11. HSA DPD Policy HSA23(i) confirms the development of the former Pirbright Site will be residential-led with the provision of approximately 140 dwellings within Areas B and C. The examining Inspector confirmed this quantum was both viable and sound, including in the context of major development in the AONB where the development "*is in the public interest.*" This number of 140 dwellings will represent a considerable change in the size and balance of Compton by introducing an anticipated 364 additional inhabitants[15] (a population increase of approximately 20%), impacting all aspects of the village community, infrastructure and facilities.

9.12. The term 'approximately' is not defined; however, it is also clear from the examining Inspector that a significant number of new dwellings in a relatively small settlement could have detrimental consequences. Not only on the AONB where planning permission should be refused for major development other than in exceptional circumstances and the character of the village but also on the community itself which consists of a dwelling stock of 639 dwellings. The proposed addition of 140 dwellings to this present stock represents a 22% increase. The developable area of the site within Areas B and C is based upon that within the adopted SPD which has been influenced by the location within the AONB and impact upon the landscape. In accordance with Core Strategy policy ADPP5, West Berkshire Council's paramount consideration for the site is that development does not cause harm to the natural beauty and special qualities of the AONB. To calculate the indicative number of dwellings for the site, a

[15] Based on the 2011 census data of 2.6 persons per household in the Parish of Compton (https://www.nomisweb.co.uk/reports/localarea?compare=E04001164)

standard density for the AONB was used (20 dwellings per hectare). Therefore, a density of 20 dwellings per hectare was applied to an area of seven hectares[16]. The HSA DPD glossary outlines that the approximate dwelling figures are given to allow for some flexibility at the detailed design stage

9.13. In consultations Compton residents have consistently expressed their strong opposition to proposals to construct far in-excess of 140 dwellings. Current proposals[17] for *'up to 250 residential units'* within Areas A, B and C would equate to a 79% increase above the size of the allocation and a 39% increase in the stock of dwellings at Compton; as well as extending residential development into the landscape sensitive Area A – which would not be in accordance with Policy HSA23.

9.14. The Pirbright Site requires complex buildings and groundworks remediation before the land is suitable for residential and other occupation, and to protect the health and safety of residents. This particularly applies to residual biological and radiological materials and water table issues as cited in the Homes England Remediation and Earthworks Strategy Report. The NDP supports the redevelopment of this brownfield site to avoid the risk of leaving a derelict site for an extended period. However, redevelopment must ensure that such remediation is conducted in line with best practice, taking into account all relevant legislation and regulatory bodies, thus ensuring that the land is completely decontaminated to legislative requirements before and during current building demolition and any new building works. Homes England's remit is to unlock land where the market will not, by funding on-site infrastructure and land remediation on small sites through their Home Building Fund. This provides a strong basis for Homes England to secure the remediation and preparation of this challenging site for development in accordance with Policy HSA23.

9.15. Question 12 of the 2018 NDP Survey asked how many houses (in addition to 140 homes at the Institute) could sustainably be built within Compton Parish over the next 15 years. A total of 191 of the 414 returns (the vast majority) stated 1-25 homes and 61 of 414 stated 26-50 homes. These aspirations would result in an increase in housing stock of between 3.2% and 6.4% of the dwelling stock. These responses must be considered in context with questions 13 and 14 that offered the greatest support (72%) for smaller developments (nine dwellings or fewer) with a priority towards infilling or re-use of brownfield sites within the built-up area. The Institute is a brownfield site, however it should not be assumed that the whole of the curtilage should be developed, as confirmed by HSA DPD Policy HSA23 of the SPD, whereby a proportion of the theoretical additional 25 homes could be located within Areas B and C – thereby removing pressure on greenfield sites elsewhere. An open meeting held by the NDP Steering Group in February 2020 and its associated questionnaire has confirmed that, in general, resident sentiment has not changed and is similar to that of the original survey in 2018.

[16] See West Berkshire Housing Site Allocations DPD Examination Document PS/04/05/33 'Summarise density work carried out for Pirbright Institute'

[17] 20/01336/OUTMAJ for 'Hybrid planning application seeking: 1) Outline planning permission (all matters reserved with the exception of access), for development comprising of up to 250 residential units (Class C3), the provision of landscaping, construction of access and street lighting, car and cycle parking, other associated infrastructure, sustainable drainage systems, engineering works and mitigation measures including the construction of internal roads. The proposal includes at least 1.1 hectares of employment land (Class B1) associated with the retention of the Intervet building and a playing field (Class D2) associated with the retention of the existing Cricket Pitch. 2) Full planning permission for the demolition of existing buildings, structures and hardstanding along with preparatory works including earthworks, remediation, utility works and associated mitigation measures. The change of use of land including the creation of public open space and wildlife area.'

9.16. HSA DPD Policy HSA23(iv) requires the overall density of the site to reflect the character of Compton (which has a range of densities between 11 and 21 dwellings per hectare[18]) with a distinction between different developable areas to reflect the built form pattern on the northern edge of the village and prevent an adverse impact on the AONB. The overall developable area (excluding Area A, landscape buffers and land within fluvial Flood Zones 2 and 3 below 103m AOD) is estimated to extend to approximately seven hectares equating to an overall density of around 20 dwellings per hectare based on 140 dwellings, which is already towards the higher end of the density ranges in the village. In preventing any adverse impact on the AONB and considering an increase in dwellings above 140 and therefore density, paragraph 172 of the NPPF states that *"Great weight should be given to conserving and enhancing landscape and scenic beauty in… Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues."* It goes on to state that *"the scale and extent of development within these designated areas should be limited. Planning permission should be refused for major development unless exceptional circumstances exist"* which are then defined in national policy and reflected under Policy C2 which clearly sets out the basis for encouraging the appropriate redevelopment of this important brownfield site at Compton.

10. CLIMATE CHANGE

The Climate Issue

10.1. Human activities are estimated to have caused approximately 1.0°C of global warming above preindustrial levels and it is predicted that on the current trajectory, warming will likely increase to 1.5° above pre-industrial levels between 2030 and 2052[19].

10.2. The UK Met Office predicts[20] that in a business-as-usual (high emission) scenario, Britain could experience summers as much as 5°C hotter by 2070, with a 50% chance that by 2050 they will be as consistently hot as 2018; the joint hottest on record together with 2006, 2003 and 1976[21].

10.3. In West Berkshire, the impacts of climate change have become clear with more prevalent events of notable flooding impacting thousands of residents and homes, as well as an increasing trend of warmer and drier conditions.

10.4. The Committee on Climate Change[22] has warned that energy use in homes accounts for about 14% of UK greenhouse gas emissions. These emissions need to fall by at least 24% by 2030 from 1990 levels if the UK is to meet targets for emissions reduction. The Committee states that "*the technology exists to deliver homes that are low-carbon, energy efficient and climate-resilient, with safe air quality and moisture levels. The costs are not prohibitive, and getting design right from the outset is vastly cheaper and more feasible than having to retrofit later*."

[18] See West Berkshire Housing Site Allocations DPD Examination Document PS/04/05/33 'Summarise density work carried out for Pirbright Institute'

[19] Intergovernmental Panel on Climate Change. Global Warming of 1.5°C: Summary for Policy Makers, https://www.ipcc.ch/sr15/chapter/spm

[20] Met Office. UK Climate Projections 2018, www.metoffice.gov.uk/news/releases/2018/ukcp18-launch-pr

[21] Met Office (August 2018). Was summer 2018 the hottest on record? www.metoffice.gov.uk/news/releases/2018/end-of-summerstats

[22] Committee on Climate Change (Feb 2019). UK housing: Fit for the future? www.theccc.org.uk/wp- content/uploads/2019/02/UKhousing- Fit-for-the-future-CCC-2019.pdf

Local Context

10.5. The National Planning Policy Framework (NPPF) states "*Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures, in line with the objectives and provisions of the Climate Change Act 2008"* (Para 149 and footnote 48).

10.6. West Berkshire Council declared a Climate Emergency in July 2019 and has committed to taking bold climate action to work towards carbon neutrality across the district by 2030.

10.7. The Council has published an Environment Strategy 2020-2030 outlining the Strategic Objectives of the district. This includes reaching carbon neutrality by 2030; promoting responsible economic growth; healthy communities; climate change resilience; and sustainable transport.

10.8. The NDP seeks to support this vision by ensuring future development strongly focuses on sustainability.

C3: Provision of well-designed energy efficient buildings and places

The design and standard of all new development must aim to meet a high level of sustainable design and construction and be optimised for energy efficiency, targeting zero carbon emissions. All residential and commercial development, including conversions and change of use, must:

i. **Achieve at least 19% improvement on the carbon emissions target set by Building Regulations (Part L);**
ii. **Be sited and orientated to optimise passive solar gain and where appropriate the installation of visually attractive renewable energy (solar) measures will be encouraged;**
iii. **Use high quality, thermally efficient building material;**
iv. **Include the installation of energy efficiency measures such as loft and wall insulation and double glazing; and**
v. **Alterations to existing buildings must be designed with energy reduction in mind and comply with sustainable design and construction standards.**

The installation of any energy efficient measures must also comply with other policies of the development plan including design and residential amenity guidelines.

Objectives Supported: 3

Justification of C3

10.9. The purpose of this policy is to ensure that development delivers secure low carbon growth, increases future energy resilience and delivers on the Climate Emergency declared by West Berkshire Council.

10.10. Part L of the Building Regulations sets efficiency standards for new dwellings by requiring minimum performance level measures through energy and carbon dioxide. The energy performance standard for a 19% improvement on carbon emission targets has been set to match National Planning Guidance for local authorities that states that standards can be set above building regulation up to the equivalent of Level 4 of the Code for Sustainable Homes.

10.11. The Government is currently working on implementing The Future Homes Standard and at the start of 2020, consulted on two options for updating the Part L standards which would see either a 20% (option 1) or 30% (option 2) uplift on current standards of energy performance, meaning not only an improvement on energy efficiency but also higher specification for home builders and suppliers, future proofing new homes for low carbon heating systems. These new standards will be introduced by 2025, and the NDP seeks to accord to any changes made.

10.12. The emerging West Berkshire draft LPR includes a policy on climate change in support of the Borough's target for carbon neutrality by 2030. Upon adoption of the LPR, the NDP will be reviewed to ensure Policy C3 remains in general conformity with the Development Plan.

C4: District Heating

Major new development, of 10 dwellings or more or on a site of over 0.5ha, including the HAS DPD allocation HSA23 at the Pirbright Site, will be actively encouraged to incorporate the infrastructure required for a local district heating network in line with the following hierarchy:

i. **Where there is an existing heat network, new developments will be expected to connect to it; and**
ii. **Where there is no existing network, new developments will be expected to deliver an onsite heat network, unless demonstrated that this would render the development unviable.**

Objectives Supported: 3…9

Justification of C4

10.13. Heating and hot water make up around 40% of our energy consumption and 20% of greenhouse gas (GHG) emissions in the UK, for which gas has become the predominant source with 85% of UK households using natural gas for heating[23]. However, Compton is not connected to the gas network and so most of the houses within the Parish run on oil heating. This has significantly higher carbon emissions than gas and so the development of a local district heat network provides opportunities to reduce carbon output and increase sustainability of the Parish.

10.14. District heating can be achieved by many different means and common low carbon heat sources include waste heat, large-scale water heat pumps, and potentially hydrogen. While district heating will not be suitable for all new development due to the requirement for a high

[23] West Berkshire Council Environment Strategy Supporting Information 2020-2030

density for economic viability[24], the proposed development at Pirbright is of a scale sufficient enough to allow the opportunity to decarbonise the site.

10.15. The submission of technical evidence supporting the application would be required to demonstrate the proposal of district heating is technically possible and economically feasible within Compton.

10.16. For the purposes of applying Policy C4 'major development' is as defined at Annex 2 Glossary of the NPPF[25].

[24] Committee on Climate Change (2016) Next Steps for UK Heat Policy

[25] For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non- residential development it means additional floorspace of 1,000m2 or more, or a site of 1 hectare or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015.

HOUSING AND DEVELOPMENT POLICIES

11. HOUSING

11.1. It is recognised that Compton will grow in size but it is important that the rate of growth is controlled to ensure that it maintains its rural character in terms of density of houses, commercial units and open spaces and reduces the impact of a development on the village community and its infrastructure.

11.2. The following policies, in sections 11 and 12, therefore seek future development to be well designed and capable of blending seamlessly into the existing village.

C5: Housing within the HSA DPD Policy HSA23 Allocation at Pirbright Institute

The size mix and tenure of affordable homes at the site should take into account the recommendations of the CCB Report on Housing Need Compton and other up to date evidence of local need. Priority for affordable homes will be secured for households with a local connection

Objectives Supported: 2…9…

Justification of C5

11.3. CS Policy CS4 requires residential development to contribute to the delivery of an appropriate mix of dwelling types and sizes to meet the housing needs of all sectors of the community. The mix on an individual site should have regard to a number of considerations including the character of the area and evidence of need and demand.

11.4. CS Policy CS6 requires 30% provision of affordable housing on previously developed land. HSA DPD Policy HSA23(ii) requires a local lettings policy to be explored for the site to allow a percentage of the affordable housing provision to be reserved for people with local needs. It is understood that there can be no other priority given on HE grant-funded schemes other than those serving in the MOD unless the Section 106 Legal Agreement states otherwise and is dated prior to January 2017. All others must be allocated on a first come, first served basis. With non-grant funded schemes this rule does not apply. Consequently, it may be that local lettings may not be feasible for shared ownership / equity tenures.

11.5. The NDP vision is to provide a range of owned and rented housing of different types, in a sustainable mixed setting of energy efficient quality homes, recreational facilities, green spaces and work places, to suit and be affordable to each demographic, as defined by age and circumstances, and sympathetically designed to integrate with and protect the rural character of the village.

11.6. Compton Parish Council commissioned CCB to provide a 'Report on Housing Need Compton' in November 2016 (an appendix within the Issues Paper). It recognised there is significant aspiration for home ownership in Compton. Some of that will be met within any new

development at the Institute. It can be assumed that general development at the Institute will include mixed ownership tenures that will provide opportunities for Shared Ownership as well as outright purchase and may also include Right to Buy or even Starter Homes.

11.7. The Report recommended the development of a rural exception site to meet the affordable housing needs of local people. A site of 12 homes comprising a mixture of 1, 2- and 3-bedroom properties, including both Shared Ownership and Affordable Rent tenures is advised. Such units should come forward on-site as part of the redevelopment of the site in order to bring forward a range of homes to meet needs at the earliest opportunity. Delivery at the site could reduce the need to bring forward an exception site on greenfield land

C6: Hostel retention at the HSA DPD Policy HSA23 Allocation at Pirbright Institute

The redevelopment of the Site should include the retention and refurbishment of the Hostel complex (as identified on the map below) to deliver a range of one and two-bedroom homes, unless the viability and deliverability of the scheme would be significantly threatened.

Objectives Supported: 5…9

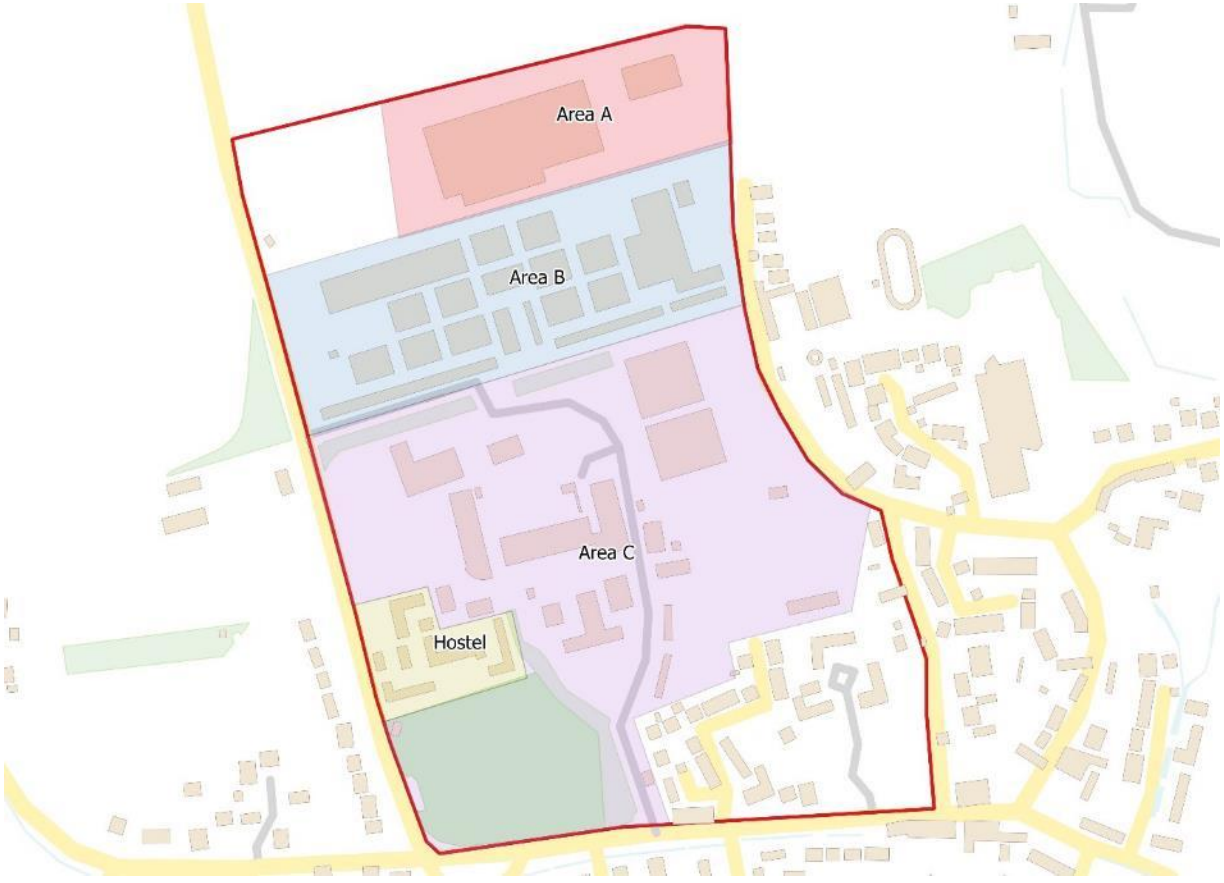


FIGURE 5: MAP OF HSA DPD POLICY HSA23 ALLOCATION INCLUDING LOCATION OF HOSTEL

Justification of C6

11.8. Paragraph 118 of the NPPF recognises the need to promote and support the development of under-utilised land and buildings especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively. In this case, Compton is located within the AONB and as a significant brownfield resource within the built-up area, all opportunities to effectively re-use existing buildings should be utilised to optimise its potential.

11.9. There is a range of existing buildings at the site. The Hostel complex, included within the site boundaries, was previously used as accommodation for students attending the Institute. It is believed to consist of at least twelve 1- or 2-bedroom flats/houses, some with shared kitchen and bathroom facilities. Until recently leased to Sovereign Housing to provide accommodation for single persons and young couples. The complex has an attractive external layout with paths and green spaces between blocks, vehicle access to Churn Road, car parking and with some accommodation overlooking the cricket pitch. This building is outside of the development areas within the Pirbright SPD. The retention and refurbishment of this Hostel accommodation should be considered as part of the redevelopment and could provide suitable accommodation to meet a range of housing needs. At the time of this document, a request from the NDP to HE to gain access to the inside of selected buildings has so far been refused.

C7: Development Density at the HSA DPD Policy HSA23 Allocation at Pirbright Institute

The density of the development provides an opportunity for a range of house sizes to meet local needs where a majority of open market homes will be 3 to 5 bedrooms, including the provision of suitable single-storey homes designed to M4(2) Category 2: Accessible and adaptable located to balance the desirability of single storey development close to the northern boundary of the site with that of the convenience of accommodation for older people near to village facilities and services..

Objectives Supported: 2…5…9

Justification of C7

11.10. The redevelopment of the Institute site has the potential to make a significant contribution towards meeting the supply demands for open market homes. The CCB Report outlined that a large number of the responses were from people with an aspiration to home ownership or people who own homes who aspire to larger homes. The Planning Practice Guidance confirms that affordable housing need includes those that cannot afford their own homes, either to rent or to own, where that is their aspiration. More recently, the NDP Survey found that only 47% of respondents said that their current home would meet their needs for the rest of their life. It established the four most required property sizes in the future to be 3-4-bedroom houses (22%), 2-3-bedroom houses (14%), bungalows (14%) and 5+ bedroom houses (13%). These top four categories covered a range of dwelling types, including retirement and disabled

housing, to maximise opportunities for residents to stay within the village through all stages of their lives.

11.11. The density of the HSA DPD Policy HSA23 allocation makes it possible to deliver a range of homes, including 3 to 5-bedroom homes in larger plots, thereby meeting housing needs and reflecting the character of Compton and assisting with the progression to a lower density on the northern edge of the development. The inclusion of a range of single-storey accommodation (i.e. bungalows) within Area B would help to achieve this transition to the restored landscape within Area A to the north. The need to provide housing for older people is critical. People are living longer lives and the proportion of older people in the population is increasing (currently 14.6% over 65 years). Accessible and adaptable housing enables people to live more independently, while also saving on health and social costs in the future. It is better to build accessible housing from the outset rather than have to make adaptations at a later stage – both in terms of cost and with regard to people being able to remain safe and independent in their homes. A percentage of accessible and adaptable housing, designed to M4(2) Category 2, at the site will contribute towards providing housing for older people that provides safe and convenient approach routes into and out of the home and outside areas, suitable circulation space and suitable bathroom and kitchens within the home.

12. DESIGN

12.1. The NPPF confirms the creation of high-quality buildings and places is fundamental to the planning and development process. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Plans should, at the most appropriate level, set out a clear design vision and expectations, so that applicants have as much certainty as possible as to what is likely to be acceptable. Neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development. The NPPF also confirms that the planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.

12.2. To support the achievement of good design, the Government has published[26] detailed guidance on the key of design in its National Design Guide in which it sets out the characteristics of well-designed places and demonstrates what good design means in practice. This will be taken into account in the master-planning and design of the development alongside any Local Design Guide for West Berkshire and update to the Compton Village Design Statement.

[26] https://www.gov.uk/guidance/design

C8: Design

All development, including conversions, extensions and new build, will be expected to have high standards of design, to assist in the creation of beautiful and distinctive places, and to reflect the guidance in the Compton Village Design Statement (and any subsequent updates made by the Parish Council) and comply to the parameters set out in table 1 below.

All development should incorporate the principles of the Governments National Design Guide (2019) and the National Model Design Code.

Objectives Supported: 2…3

TABLE 1: DESIGN PARAMETERS

1.	Retain or enhance the historic mix and interesting character of the village. Where possible, further housing development must be in small groups;
2.	Conserve important and open views out into the countryside from the village. Where these views are part of the setting of designated heritage asset, any potential development impact should seek to assess the contribution the view make on the asset's significance and how any impact has been avoided or minimised;
3.	New development must be proportionate in height to the existing surrounding structures;
4.	Leave appropriate space between buildings which play an important role in the conserving the rural character of Compton;
5.	Development should be landscape-led, with important landscape features, such as mature trees and hedgerows, forming an integral part of the development design.
7.	Development should seek to minimise the impact of light pollution to ensure that the intrinsic qualities of the Parish's Dark Skies are conserved and enhanced. If any lighting, including street lighting, private security lighting and house lighting, is found to be necessary, then this must be sensitively designed to reduce light spill and pollution and ensure adverse impacts are avoided. For example, through the use of lantern type fittings and warm, low level output bulbs.
8.	New development should maintain the pleasant visual character of the street scene by avoiding overbearing extensions and inappropriate in-filling which can have a terracing effect;
9.	Corner plots are particularly sensitive. Initial designs should be carefully considered to ensure that the public face of the development makes a positive contribution to the street scene;
10.	Ensure developments, however small, respect neighbouring properties in scale, siting, style and the use of materials. Within a particular design style, groups of buildings should include variations to ensure variety and interest;
11.	Ensure the provision of affordable housing in new development is of a 'pepper-pot' mix;
12.	Boundaries between properties and the highway are an important part of the street scene. The use of 'wrought' iron railings, low hedgerows, brick walls, and 'post and rail' fencing as a means of enclosure is encouraged;
13.	Although parking provision will vary with the type of new development proposed, for that which is set back from the footway, sufficient provision of off-road parking within the curtilage of the dwelling would be welcomed;

14.	Ensure all entrance driveways are designed for safe road access;
15.	Ensure vehicular and pedestrian access to properties are surfaced with appropriate materials, which offer good drainage and reflects the rural character of the village with the use of granite setts, or reconstituted stone products such as 'conservation kerbs', rather than standard concrete kerb- stones
16	Ensure development of properties, both within and adjoining the Conservation Area, are sympathetic in scale and design to that area. The selection of local materials (or their modern equivalent), such as soft 'brindle' or 'heather' brick and wooden doors and window frames, is also important;
17.	On listed buildings, second hand bricks may be a suitable solution. Mortar mixes and joint detailing should also be considered by the developer at the same stage as brick purchase;
18.	The visual impact of ancillary buildings, such as garages and garden buildings, on the immediate area should be carefully considered by developers;
19.	The use of distinctive features such as, colour and style of brickwork, brick & flint detail, dormer windows of the 'Lady Wantage' type, simple porches with pitched and tiled roofs and the gabled and semi-hipped type roof shape is encouraged;
20.	The development of commercial units should ensure the size of the group and their design blends in with their surroundings. Roof and wall colour will be particularly important;
21.	It is important that commercial units are naturally screened not only from the village but from the countryside as well;
22.	The size and frequency of all vehicular movement to and from commercial units on feeder roads and minor roads in and through the village must be carefully considered.

Justification of C8

12.3. Compton is located in an attractive rural setting. A Conservation Area covers the historic core of the village and contains many statutory Listed Buildings and much of the pre-1900s development which has a distinct quality and character. This character can be seen reflected throughout the rest of the village, with brick detailing, and predominant material choices following that of the traditional dwellings. While the modern Compton presents a variety of house styles in the newer estates, the community seeks to preserve and enhance the historical qualities that make Compton a unique village.

12.4. Compton's location within the North Wessex Downs also places additional design constraints on new development, particularly in relation to the light pollution and protection of the Dark Skies. The Parish of Compton is lucky to benefit from some of the Darkest Skies within the NWD AONB[27], which add to the beauty, tranquility and sense of remoteness to a place. Light pollution from new and existing development has the potential to threaten the status of the Dark Skies if not sensitively designed and installed. Development should therefore seek to take all opportunities to reduce light pollution and lighting should only be installed where necessary.

12.5. The Revised National Planning Policy Framework paragraph 124 acknowledges that 'good design is a key aspect of sustainable development, creates better places in which to live and

[27] https://www.northwessexdowns.org.uk/uploads/Dark%20Skies/Leaflet_MEDRES.pdf

work and helps make development acceptable to communities. An understanding of the existing built character, and examples of good design, help in providing a design framework for Compton, which has been established since the creation of the Compton Village Design Statement in 2005.

12.6. In April 2011, Compton Parish Council approved some updated design guidelines that supersede those in the Village Design Guidelines (pg13) (an appendix in the Issues Paper). These are the key issues that should be considered by developers in order to maintain and enhance the character of Compton. These guidelines are set out above in table 1, have been further updated as part of NDP policy 8.

12.7. In October 2019, the Government published its National Design Guidelines which give detailed guidance on achieving a wide range of high-quality design characteristics. These will be an important material consideration in any development proposals going forward.

C9: Design at the HSA DPD Policy HSA23 at the Pirbright Site

The redevelopment of the site will be informed by a design brief or masterplan that has been subject to public consultation undertaken broadly in line with the West Berkshire Statement of Community Involvement. This should be followed by a design code in consultation with the community and this will be a condition of the outline permission in such circumstances. Those commissioning the project should aim to achieve high quality and sustainable design using the 'Building for a Healthy Life' assessment framework to take an innovative and creative solution for this site. The design framework should identify opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and supplies.

Objectives Supported: 3…9

Justification of C9

12.8. The redevelopment of the Institute is a development of strategic importance within a Service Village in the AONB, where great weight should be given to conserving and enhancing the landscape and scenic beauty. The redevelopment of the site is of greater significance than others in the village owing to its scale, location, and impact on sensitive areas or important assets and it is, therefore, crucial to achieve a well-designed place in the context of all relevant site constraints and opportunities.

12.9. In order to create a distinctive place, with a consistent and high-quality standard of design that is consistent with the objectives of the NPPF, the application should be informed by a detailed masterplan leading to a design code being established as a requirement of any Outline Planning Permission to guide the submission of the 'reserved matters'. The Pirbright site, being discreet, offers an ideal opportunity to build a state-of-the-art development, using the latest eco building materials, energy efficiency measures, emission controls and central power/heat sources that will assist in transitioning to a low-carbon future in a changing climate.

12.10. It is expected that any developer would work closely with the community of Compton to develop a design code that successfully meets the objectives of the NDP, with all stages of the design process being subject to meaningful engagement with the local community and relevant stakeholders. West Berkshire Council should have regard to the outcome from these processes, in the exercise of development management functions, including any recommendations made by design review panels. **It is recommended that appropriately qualified and experienced design professionals such as registered architects, urban designers, landscape architects and public artists are engaged at an early stage of the development proposal to ensure all aspects of design are considered.**

13. BUSINESS AND EMPLOYMENT

13.1. Compton has a rich history as a working village, and while farming and racehorse training has long been an important industry for the rural village, there has always been a broad range of substantially sized, international-level companies, particularly science based, in Compton. This gives the village a unique perspective that should be retained and developed further as a rural employment base while respecting and working with its AONB designation.

13.2. West Berkshires Core Strategy seeks to promote the growth of business development within the District's defined Protected Employment Areas (PEAs) and existing District centres (Policy CS9). There are no Protected Employment Areas within the Parish of Compton, but despite this, businesses remain attracted to the Parish because of its rural location and proximity to the Science Vale and strategic transport links. Compton sits just 10km from the Harwell Science and Innovation Campus and 16km from Milton Park, both major science clusters in Oxfordshire. As well as this, the Parish has easy access to the A34 corridor and Reading High-Tech M4 corridor, therefore an attractive location for promoting the start-up of SMEs.



FIGURE 6: MAP SHOWING THE MAJOR EMPLOYMENT SITES WITHIN THE VILLAGE

13.3. The principle of maintaining local employment and encouraging successful business is strongly supported by residents of the Parish to ensure the village remains economically sustainable in the long term, supporting a thriving community. The NDP therefore aims to ensure that existing employment spaces within the Parish are retained and provision of new employment space for the scientific and technological sectors is encouraged. The community has identified

a number of key sites that currently provide an important focus for employment activities within the Parish, these are shown on figure 6 above.

13.4. West Berkshire Policy CS10 relates to the rural economy, supporting existing small and medium-sized enterprises including appropriate farm diversification, and resisting loss of such enterprises where it will negatively impact on the vitality of the surrounding area. The NDP supports and encourages this view.

C10: Existing employment facilities

Diversification of existing farms and equestrian businesses in the Parish will be supported through the reuse, conversion or adaptation of existing buildings and well-designed new buildings where economic benefits can be demonstrated, and where proposals conserve and enhance the landscape and scenic beauty of the AONB.

Local economic innovation and small-scale expansion of existing employment premises that creates a range of job types and higher added value employment will be encouraged where they:

i. **Adhere to the design policies set out in Policy C2 and C8, and respect surrounding landscape**
ii. **Do not adversely impact the locality and amenities of local residents.**
iii. **Provide car parking and servicing in accordance with West Berkshire policies.**

The redevelopment of existing employment sites for an alternative use will only be permitted when the following criteria are met:

a) **It is demonstrated that every reasonable attempt has been made to secure alternative non-residential employment use (including tourism use);**
b) **Evidence is provided to confirm that the property / land has been marketed for a meaningful period and that there is no interest in its retention for its current use or an alternative employment use;**
c) **The proposal would not result in the requirement for another building to fulfil the function of the building being lost or converted; and**
d) **The proposed use would not result in material harm to the environmental qualities of the site and to the surrounding countryside.**

Objectives Supported: 2…4…5

Justification of C10

13.5. The Policy provides protection for small-scale employment spaces, that are outside of West Berkshire's Protected Employment sites but still vital for the economy of the village and wider surroundings. Compton has a strong working community with a healthy rural economy and

there is the aspiration for it to remain as such, retaining existing jobs and employment spaces are therefore a principal priority for the plan.

13.6. Farm diversification emerged as a national response to the declining dominance of the land-based economy, allowing landowners to integrate their farm within the rural economy and making better use of the physical resources available. Many buildings are capable of conversion to provide an efficient working environment which requires only minor alterations to the structure or exterior of the building, allowing the traditional appearance and character to be retained. The re-use of farm buildings with architectural or historic merit will be particularly encouraged and small-scale extension or new build that improves the economic potential of farm diversification projects will be considered on their own merits.

13.7. The character of the working village would be jeopardised if the buildings still capable of commercial employment use were put to other uses. However, it is recognised that, as companies expand and adapt to future working patterns, their current buildings may become unsatisfactory and if extension or alteration is not appropriate, occupiers may need to vacate, leaving the existing building unused.

13.8. Policy C4 of the West Berkshire HSADPD allows for the conversion of existing redundant buildings to residential use. While the NDP conforms to this policy, it is considered that the re-use of employment space into new uses must be balanced against the importance of retaining buildings that are capable of helping the rural economy. Policy C10 therefore seeks to add a further level of protection for important employment spaces but ensuring all possible attempts are made to keep the building in employment use, including tourism. It would be expected that applications involving the loss of employment spaces are supported by written evidence to show that all reasonable attempts have been made to retain their use. The level of detail would depend upon the nature of the proposal but may include:

- the nature and condition of the building or site and the cost of repairs, renovations or improvements needed to allow the facility to continue in operation;
- the nature and location of comparable facilities;
- evidence that the premises have been actively marketed for a significant period (at least six months) at a realistic commercial rent (or sale price) with no interest being shown from potential occupiers.

C11: HSA DPD Policy HSA23 Allocation Pirbright Business Hub

The redevelopment of the Pirbright Site shall provide an enterprise hub for a range of flexible employment floorspace including for small-scale business use, such as offices, research and development space, and light industry, aimed at those wishing to start and grow businesses, that are compatible in terms of amenity with a residential-led mixed-use scheme. There will be a preference for the re-use of existing buildings for this purpose and any proposals for new employment buildings should demonstrate why this is essential.

Objectives Supported: 4…5…9

Justification of C11

13.9. HSA DPD Policy HSA23(i) states an element of employment floorspace will be replaced within the Site, however the policy does not determine the quantum or type of floorspace. There is currently approximately 16,700sqm of employment floorspace at the site. There has always been a strong desire to retain a level of employment on the site as part of any future redevelopment to help keep Compton as a vibrant place to live and work, reflecting its history as a working village and the contribution of the Institute to the local rural and science economy. It is recognised that the redevelopment cannot provide equal quantity of employment floorspace, however there is great concern that the October 2017 EIA Scoping Report at Section 3 excluded any reference to employment floorspace on-site within the description of the proposed development.

13.10. The inclusion of employment floorspace, such as offices and small industrial units as part of a business hub for those wishing to start and grow business, remains essential to encourage job creation and support the existing employers in the village. While there is a range of local employers, the closure of the largest employment sites means that the majority of employed persons now travel out of Compton to their work. A range of primarily small-scale employment floorspace should be provided for use as offices, research and development space and light industry[28]. Reflecting on the strong tradition of scientific businesses in the village and the wider local region, the NDP would encourage the provision of floorspace for "clean businesses". Compton is ideally located to take advantage of the 2020 Thames Valley Berkshire LEP life Science Sector, and due to the range of existing structures on the site that could be suitable for continued employment use, the Pirbright site is considered the most suitable for such opportunities. A planning application should therefore demonstrate why it is not possible to re-use existing buildings to establish the enterprise hub.

13.11. As well as provision of small industrial or office spaces, the recent increase in home-working patterns, has significantly increased the desire to see hot-desking space provided for the community. The retention of existing buildings is expressly supported by the above policy and it is considered that the Pickled Pig building, as highlighted to be retained in Policy C13, could be used to provide such community business space for hot-desking within a business hub.

13.12. A business hub of this kind is based on a proven and viable model in nearby Parishes of Hurstbourne Tarrant and Hampstead Norreys, where the operators have seen more demand than they can currently cater for. The rural business hubs provide space for local corporate and self-employed employees to work on a flexible basis in purpose-built hot-desking and co-working space. The operators have confirmed their interest in taking on a business hub in Compton as a commercial operation should the opportunity become available.

[28] Uses formally identified under Use Class B1a (offices), B1(b) (research and development) and B1(c) (light industry).

14. COMMUNITY FACILITIES

14.1. Paragraph 92 of the NPPF (2019) states:

'To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:

i. *plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;*

ii. *take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community;*

iii. *guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs;*

iv. *ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community; and*

v. *ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.*

Local Context

14.2. Compton has a strong community, but currently lacks a quality focal point for community services and activities, with relatively few facilities in terms of its population. There is a church, recreation ground, village hall, village shop, the Hut used by the Scouts Association and Girlguiding, pub, hairdressers and surgery, and successful primary school, secondary school and nursery. A new burial ground opposite St Mary and St Nicholas Church has recently been granted planning permission, with the project progressing through detailed planning conditions and securing funding.

14.3. The NDP Survey 2018 and subsequent qualitative analysis has identified the following greatest evidenced priorities for community, education and facilities in Compton:

i. Enhanced pre-school facilities. The pre-school submitted quite comprehensive feedback and included not only concerns for its own infrastructure but also for the wider community. As a charitable institution, it relies on fundraising and grants for survival; and with more young families moving to Compton, the pre-school anticipate a greater burden on resources in the future; moreover, it will have to cater for children from the surrounding area who have no such facility in their own villages so would ideally like to look for premises with more capacity. The pre-school currently has one room for up to 24 children of all abilities together and limited ancillary facilities. The Piglets Nursery, situated within the Pirbright Site is currently closed but offered a 16-place pre-school room with access to a garden, a second 12-place toddler room and a further 12-place baby room alongside a wider range of fit-for-purpose ancillary facilities, which have the potential to be brought back into use through future redevelopment.

ii. Enhanced 'Village Hall/Community Centre' type facilities, particularly to accommodate football pavilion and café/youth club. While the current usage of the Village Hall and Wilkins Centre is 'healthy', the requirement is based on two factors – the age of current premises and the inadequate space for indoor sports for the whole community. The current buildings, built in the late 1950s, have been refurbished over the years and, although old, are not in unreasonable condition. However, the NDP process is an opportunity to promote a step change in sports and social facilities, particularly given the fact that it underpins a village plan up to 2036, by which time existing facilities will be getting on for 80 years old. Additionally, the increase in population that will come with any future development will increase the pressure on, and capacity needed for these community facilities. Due consideration needs to be given to the positioning of any new facilities. There is an opportunity to 'centralise' facilities in some sort of village centre, however, there may be opportunities to relocate elsewhere in the village and therefore free up a potential development site on the currently occupied land.

iii. Park/recreation ground upgrades, such as a skatepark or other 'youth' facilities, including upgrades to the existing Hut used by the Scouts Association and Girlguiding.

C12: Existing Community facilities

The loss of valued community facilities and services will be resisted. Development that results in the loss of any existing community facility will only be permitted where it is demonstrated that they are genuinely redundant and that their loss would not reduce the community's ability to meet its day-to-day needs;

Proposals for the alteration, extension or redevelopment of existing facilities within the Parish will be supported subject to the following criteria being met:

i. **the individual proposal will not generate unacceptable noise, fumes, smell or other disturbance to neighbouring residential properties;**
ii. **the particular proposal will not lead to traffic congestion or adversely affect the free-flow of traffic on the adjoining highway;**
iii. **access arrangements and off-street parking can be satisfactorily provided without impinging on adjoining residential and non-residential uses; and**
iv. **consultation has been undertaken with the Parish Council and other significant entities based in Compton, such as the schools, surgery and local business to ascertain any degree of overlapping interest and ensure agreement.**

Objectives Supported: 5…6…7…8

Justification of C12

14.4. Community facilities are essential to ensure and maintain a high quality of life for those that live, work and visit Compton. There is concern that new development within the Parish will put greater pressure on existing facilities, leading to their loss and consequently damaging the vitality of the existing community. It was evident throughout the community consultation that there was a strong feeling that the Parish should be doing all it can to protect as many

of the existing services and facilities as possible to ensure that the established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community.

14.5. This policy has therefore been designed to encourage development that will ensure protection for those facilities that already exist and limiting any further loss of important services and facilities which are valued by the community. For a building to be considered redundant, it is important that the original use of the building for that purpose no longer exists through for example, evidence of need, community value, economic viability and market signals. The NDP expects evidence to show that positive marketing of the site / building for its current and alternative community uses has been undertaken for at least 12-months. It is recommended that prior agreement of the marketing strategy, including fair and reasonable terms and price, is discussed with the local planning authority at the earliest possible stage.

14.6. Consultation has also revealed a willingness on the part of both the Head of the School(s) and the Business Manager of the Downlands Practice Surgery to be included in any new community initiatives. Regarding the primary and secondary schools, these are a key feature of family life in the village and an increase in population will most likely create challenging pupil intake issues. Regarding the surgery, this is also a key benefit to the village and needs to be retained. Both have separate business plans independent of the NDP, but opportunities should be taken wherever possible for aligning their facility needs with the NDP, to create further efficiencies in any cost/benefit analysis.

C13: Community uses at the HSA DPD Policy HSA23 at the Pirbright Site

i. **Any proposal to replace either the Piglets Day Nursery or Pickled Pig complex with a newer purpose-built facility will be supported on the basis that it is justifiable by a cost/benefit analysis at that time and complies with the following criteria: the particular proposal will not lead to traffic congestion or adversely affect the free-flow of traffic on the adjoining highway;**
ii. **access arrangements and off-street parking can be satisfactorily provided without impinging on adjoining residential and non-residential uses;**
iii. **adhere to the design policies set out in Policy C2 and C8, and respect surrounding landscape; and**
iv. **does not adversely impact the locality and amenities of local residents.**

Objectives Supported: 5…6…8…9

Justification of C13

14.7. HSA DPD Policy HSA23 references the potential for the site to accommodate community uses as part of a residential-led mixed use scheme. Consultation for this NDP and for the SPD highlighted a strong desire from the community to see some form of community use on the site, enhancing the village's social, sporting and educational facilities. It is important that as part of the mixed- use scheme, the planning application demonstrates consideration is given to community uses which are appropriate or necessary for Compton or contribute to social sustainability. Given the capacity and age issues of a range of existing community facilities raised in Section 14, there is a significant long-term benefit for the village in identifying and offering support to utilise the Pirbright Institute cricket pitch and adjacent land/buildings for

new or refurbished community facilities. These would then be able to provide the additional community facilities necessary to serve the village to 2037. Policy C13 first requires consideration of the ability to re-use existing buildings for these purposes before offering flexibility for new-build facilities through criteria (i) to (iii).

14.8. Compton Pre-School is an important community asset, having just celebrated its 50th anniversary, the school promotes excellent community cohesion and is critical for many families in the village. The school currently uses the existing village hall for their operation, where the maximum occupancy has been calculated at c24 children. The current average capacity is about 85%, which means that at any one time there is capacity for an addition 3-4 children. Based on a proposal for 140 homes at the Pirbright site, it is estimated that an additional 11 children per year will require access to the pre-school, resulting in major and permanent over-subscription. The Piglets Day nursery facility on the Pirbright site, is expected to be able to accommodate up to 40 children across various rooms and its facilities provide a fit-for-purpose site that is more suitable for the needs of the Compton Pre-School over the plan period. The operator of the Compton Pre-School has indicated that the Piglets Day nursery site is of a size and location to meet the expected demand for the Parish and has confirmed their interest in moving their operation to the site and using the Piglets Day building as their new premises, subject to further financial clarification.

14.9. In addition to the re-use of the buildings for community uses as detailed above, the Pickled Pig building, where not occupied by the Piglets Day nursery, may also be used for flexible business space such as hot-desking by community members.

14.10. Community uses secured under Policy C13 will be controlled by the Section 106 Legal Agreement associated with any planning permission. The delivery of any community uses at the Site should consider the feasibility of community ownership and operation, including through a Community Land Trust.

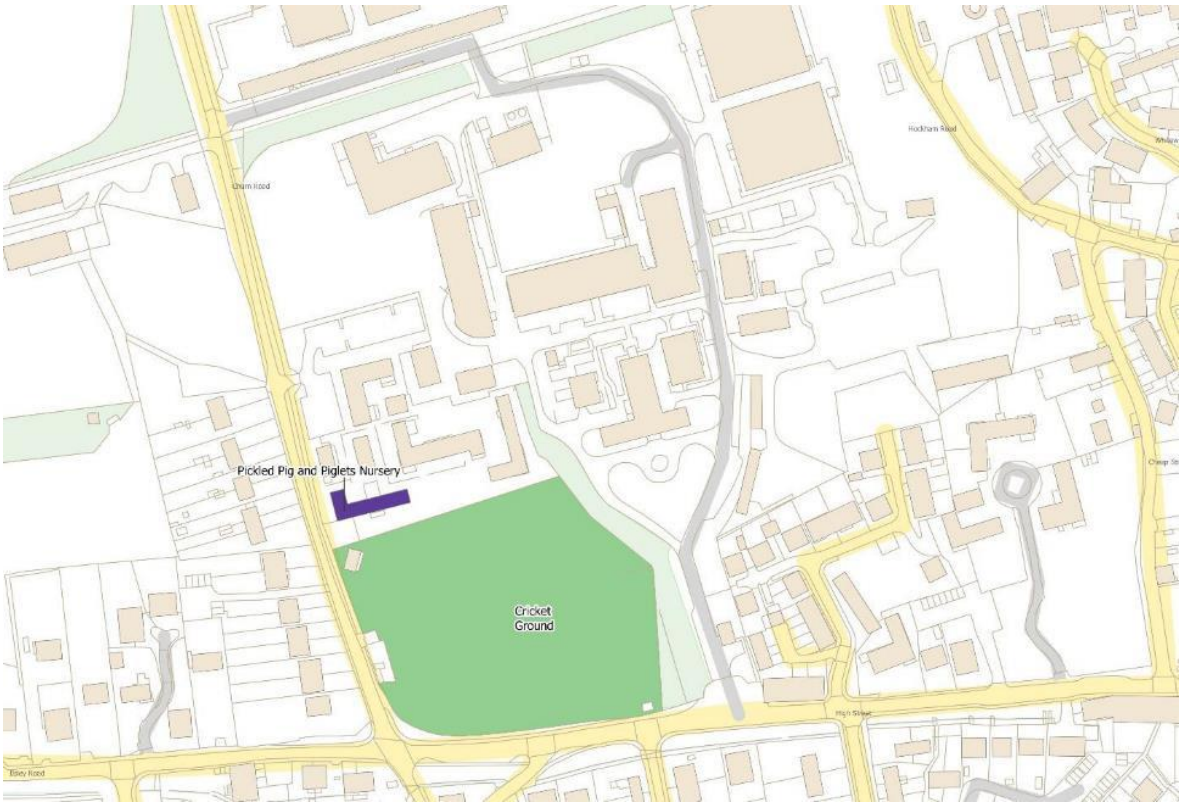


FIGURE 7: EXISTING COMMUNITY FACILITIES BUILDING/SPACES WITHIN THE HSA DPD POLICY HSA23 AT THE PIRBRIGHT SITE

15. OPEN SPACE AND RIGHTS OF WAY

Local Context

15.1. Access to high-quality open spaces not only provides health and recreation benefits to the people living and working nearby but also holds ecological value and contributes to the local green infrastructure; overall playing an important role in the achievement of sustainable development. This is recognised in Policy CS7 of the WBC Core Strategy which seeks provision of high-quality and multifunctional open spaces.

15.2. With its proximity to The Ridgeway and location in an AONB, the village is ideally positioned not only to provide recreational walking activities for residents but to attract further tourism through the NDP process. This is consistent with, and evidenced by, the Government's 'Landscapes Review' report in September and its findings including accessibility of AONB to the general public.

15.3. Compton is surrounded by vast expanses of agricultural land, countryside and open space. There is an extensive network of Public Rights of Way and Bridleways (see appendix 6) within the Parish that are valued by residents and wider users of the AONB network.

15.4. Within the village itself, there are a number of recreational facilities and open spaces that the community is keen to ensure remain accessible and attractive for leisure use. These include:

- Recreation Ground: The recreation ground lies in the middle of the village and arguably provides the main public open space in the village adjacent to the Village Hall and Wilkins Centre;
- Allotments: There are two allotment sites owned by the Parish Council, situated on School Road and at Newbury Lane;
- Downland School and Sports Centre.

C14: Open space and recreation

Development proposals which involve the loss of existing open space and recreation facilities buildings and land will not be permitted unless:

i. **an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or**
ii. **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**
iii. **the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.**

Objectives Supported: 6…7

Justification of C14

15.5. Paragraph 96 of the NPPF confirms access to a network of high-quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities. While Compton has a number of recreational facilities within the village, these are limited and will face significant pressure should the population increase, as with the other community facilities in the Parish. Protection of existing facilities is therefore vital to ensure an adequate supply.

C15: Public Rights of Way

The creation of new footpaths at new development sites, which increase connectivity throughout the village, will be supported.

Development proposals should not result in unacceptable harm to a Public Right of Way or the users of it. Where development affects a Public Right of Way, the application will be expected to demonstrate the mitigation measures that will be in place to address any adverse impacts.

Objectives Supported: 6…7…8

Justification of C15

15.6. Public Rights of Way form an important part of sustainable transport links which should be protected and enhanced (NPPF, para.98). The West Berkshire Rights of Way Improvement Plan 2010-2020 seeks to encourage the improvement and enhancement of the Rights of Way Network, setting out the key responsibilities of the Council and landowners in their maintenance. Rights of Way and cycleways are supported under CS policy CS18 Green Infrastructure however, no individual detailed policy currently exists to exclusively protect the networks and their recreational value. The NDP therefore seeks to fill this gap through the above policy.

15.7. On the northern boundary of the Parish, The Ridgeway National Path crosses the landscape. This ancient route runs along the northern scarp of the downs and is peppered with barrow sites and hill forts, used since prehistoric times by travellers, herdsmen and soldiers. With dramatic scenery and some major landmarks, it is a very attractive destination for walkers, ramblers, horse riders and cyclists through the AONB. It is imperative that all design features within any future development of Compton village are highly sympathetic to the AONB status of the area and its surrounds to ensure that this well-used route and other landscape attractions are retained as rural destinations and that they remain well connected to future development through the creation of new footpaths

LOCAL ENVIRONMENT

16. LOCAL GREENSPACE AND BIODIVERSITY

16.1. The Parish of Compton is located in the heart of the North Wessex Downs AONB, surrounded by vast expanses of agricultural land and countryside. The natural landscape of the Parish is

primarily open downland, which is characterised by flat-topped hills, valleys and large open fields. This valley setting within the AONB contributes significantly to the visual qualities of the Parish giving a sense of remoteness which, the residents are keen to ensure is retained long into the future. There is also a strong desire to ensure the village is well integrated into the existing network of green space of the AONB, allowing movement of biodiversity and people. Protection and improvement of the village's green areas are therefore essential.

16.2. Paragraph 99 – 100 of the NPPF allows communities to identify and protect green areas of particular importance as Local Green Space. The power has the effect of imposing similar controls to those that apply within the Green Belt, effectively protecting the site from most development.

16.3. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated and be capable of enduring beyond the end of the plan period. The Local Green Space designation should only be used where the green space is:

- *In reasonably close proximity to the community it serves;*
- *Demonstrably special to a local community and holds a particular local significance, for example, because of its beauty, historic significance, recreational value (including as a playing field), tranquility or richness of its wildlife; a*nd
- *Local in character and is not an extensive tract of land.*

16.4. Policies for managing development within a Local Green Space should be consistent with those for Green Belts. The provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, are not inappropriate development; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it. The following policy therefore seeks to protect valued areas of green space while being permissive of appropriate development that would enhance its use or enjoyment for the community.

C16: Local Green Space

The areas (as identified on the map below) are designated as a Local Green Space as defined in paragraphs 99 to 101 of the NPPF. New development will not be permitted on land designated as Local Green Space unless very special circumstances can be demonstrated.

- **Cricket Ground at Pirbright**
- **Recreation Grounds (PC owned)**
- **Wilson Close Allotments (PC owned)**
- **Newbury Lane Allotments (PC owned)**
- **Land at Gordon Crescent (PC owned)**
- **Land at Meadow Close**
- **Grassed area in Manor Crescent**

Objectives Supported: 1…6…7



FIGURE 8: MAP SHOWING LOCATION OF LOCAL GREENSPACES DESIGNATED UNDER POLICY C16

Justification of C16

16.5. These natural spaces are highly valued by local residents, not just for the recreational value they hold, but also for their landscape character, tranquility and positive opportunities for biodiversity. The justification for each site is considered in turn below:

The cricket ground at Pirbright

16.6. The cricket ground, located to the southwest of the Pirbright Site, is an area of open space which makes a positive contribution to the pattern of open spaces throughout the village and is highly valued by the local community given its historical significance and recreational value. The cricket ground has a close relationship to the Compton Conservation Area which should be conserved and enhanced, whereby the cricket ground forms a positive part of the Conservation Area setting and should be retained as part of the green infrastructure for community use and potential flood alleviation



FIGURE 9: CRICKET GROUND LGS ALLOCATION

16.7. The community engagement has revealed strong support for the creation of public access to this land. It has significant recreation potential and can deliver benefits for the wider

community. It is therefore considered that opportunities should be taken to re-establish community utilisation of the cricket pitch commensurate with its status as Local Green Space

The Village Recreation Ground

16.8. The village recreation ground is located centrally within the village, owned by the Parish Council and well used for a wide range of activities including for the football club, village fetes and informal play. The land is the key community playing field setting and the only recreation ground within the village. It should therefore be retained as part of the green infrastructure for community use.



FIGURE 10: RECREATION GROUNDS LGS ALLOCATION

Wilson Close Allotments

16.9. The Wilson Close Allotments are managed by the Parish Council and assigned to individuals and families. The Allotments are well maintained and frequently visited. They form an invaluable community resource as well as a rich habitat for wildlife, enhancement of biodiversity and provide wildlife corridors.



FIGURE 11: WILSON CLOSE ALLOTMENTS LGS ALLOCATION

Newbury Lane Allotments

16.10. As above, the Newbury Lane Allotments are also owned by the Parish Council and are assigned to individuals or families. They are very well maintained and form an invaluable community resource as well as a rich habitat for wildlife, enhancement of biodiversity and provide wildlife corridors.



FIGURE 12: NEWBURY LANE ALLOTMENTS LGS ALLOCATION

Land at Gordon Crescent

16.11. This small area of open grass within the settlement provides an important buffer between the residential development along Gordon Crescent to the busy road. It provides natural space for informal play and leisure activities for nearby residents as well as being a natural wildlife corridor and an important part of the green infrastructure within the village.



FIGURE 13: GORDON CRESCENT LGS ALLOCATION

Meadow Close

16.12. This open area of grass adjacent to Meadow Close with scrub, hedgerow, and trees boundary acts as a buffer between the residential area of Meadow Close and Hockham Road. It is used as an informal play area by families. As it is adjacent to the Conservation area it helps maintain the character of the junction between the modern housing estate of Meadow Close and the 17th Century buildings that exist in the conservation area



FIGURE 14: MEADOW CLOSE LGS ALLOCATION

Manor Crescent

16.13. This is an open area of grass adjacent to Manor Crescent which acts as a buffer between the residential properties of Manor Crescent and the busy road. The space is used as an informal play area that fulfils a variety of functions that would be lost if it became part of the built environment. It preserves the rural and open character of the areas and provides valuable space for wildlife within the centre of the village.



IGURE 15: MANOR CRESCENT LGS ALLOCATION

C17: Biodiversity

All new developments should maintain and enhance existing on-site biodiversity assets and provide for wildlife needs on site where possible. All new development must provide measurable net gains for biodiversity. Development proposals should be landscape-led, showing regard to the ecological, arboricultural and landscape surroundings at an early stage in the design process.

Development proposals that result in a loss or deterioration of green infrastructure that support protected habitats, priority habitats or species will not be supported.

Opportunities should be taken to incorporate trees in developments, secure appropriate measures for their maintenance and the retention of existing trees wherever possible.

Objectives Supported: 1…7

Justification of C17

16.14. Biodiversity plays an important role within our towns, villages and urban spaces as it helps to improve air quality, provides resilience to climate change, adds amenity value and supports wellbeing. However, biodiversity continues to decrease at an alarming rate. All new development within Compton must therefore seek to reverse this trend by minimising impacts and maximising opportunities for biodiversity net gains in accordance with paragraph 170(d) of the NPPF.

16.15. Doing so, involves thinking creatively and strategically about how green spaces can be designed into new development or enhanced if already existing. While there is limited space within the footprint of the settlement to produce new meadows or waterways, Compton is lucky enough to be surrounded by an expanse of green space and therefore ensuring green corridors are retained will allow flow of biodiversity through, and surrounding, the village. Enhancing connectivity in this way can go hand in hand with improving accessibility for people via walking and cycling routes. The DEFRA biodiversity metric[29] was introduced in 2012 and forms an established accounting tool for measuring biodiversity losses and gains that result from development projects. An update to the Biodiversity Metric is expected to be published in Spring 2021. Methods of achieving biodiversity net gain could also involve local actions including, but not limited to, the following:

- enhancement and creation of hedgerows;
- sensitively designed lighting to avoid light spill and glare into wildlife areas or habitat corridors;
- incorporate wildlife habitat into the building fabric such as with green roofs, bird and bat boxes/tiles, and planters;
- enhancing wet areas below the sewage ponds, especially for amphibia;
- restoring and increasing woodland areas; and

[29] http://publications.naturalengland.org.uk/publication/5850908674228224

- restoring and maintaining hedgerows and shrub areas.

16.16. While important areas of green space have been designated as Local Green Space within this plan, there are many other much smaller elements of green infrastructure throughout the Parish that provide valuable spaces for biodiversity and amenity. These include existing hedgerows, areas of grassland, priority habitats and deciduous woodland that the NDP wishes to retain.

C18: Sustainable Drainage

New development and improvements in green and other infrastructure must manage flood risk and incorporate Sustainable Urban Drainage Systems (SUDS) as an integral part of the green infrastructure and street network, to reduce the runoff of surface water in line with WBCS Policy CS 16. The SUDS must (where the feature is communal rather than building specific) be designed as positive features of the development and must effectively mitigate any adverse effects from surface water run- off and flooding on people, property and the ecological value of the local environment.

Objectives Supported: 3…7

Justification of C18

16.17. This policy seeks to manage the risk of surface water flooding. While much of the Parish of Compton has a low risk of flooding, there is a band of significant fluvial and surface water flood risk (Flood Zone 3) that runs through the village, following the course of the River Pang and its tributaries. Future development will increase pressure on the drainage capacity of the village and therefore further attention needs to be paid to minimising any risk.

16.18. Developers have a responsibility to follow the sequential approach to the disposal of surface waters with proper provision for surface water draining to ground, water course or surface water sewers being given. The discharging of surface waters to the foul sewer can be a major contributor to sewer flooding and should therefore be avoided.

16.19. The Council has adopted a SUDs SPD which provides detailed guidance on how effective SUDs, as required in this policy, can be designed and implemented.

ROADS AND TRANSPORT

17. SUSTAINABLE TRANSPORT

Local context

17.1. The village of Compton with its close proximity to the M4 and the A34 is well connected by road, providing easy access to main urban centres such as Newbury, London, Oxford, Reading and Swindon. Bus services on the other hand are limited, and much of life in the village is driven by car-usage.

17.2. Transport and road issues are amongst the most important aspects of village life that require improvement according to the NDP Questionnaire: traffic/speeding came first (175 responses), road conditions second (165) and parking was another popular response (102). Sustainability aspects supported were improved pedestrian and cycle routes (91 responses), increased parking provision (67) and improved transport (58).

C19: Sustainable Transport Network

New development should integrate with the current green infrastructure network and provide good access to public transport.

Support will be given to proposals that improve and extend the existing footpath and cycle path network, or create new cycle paths, allowing greater access to the village centre, employment spaces, schools, green spaces and the open countryside. The loss of existing footpaths and cycle paths will be resisted.

Objectives Supported: 3…6…8

Justification of C19

17.3. It is important that residents and visitors to the village have opportunities to move around on foot or cycle and so as a general principle, areas of development should connect with one-another, with simple clear street connections being preferred over small, unsafe cut-throughs. Opportunities should be sought to improve linkages between existing areas and to link them with any new development and so Policy C19, therefore, expects development to provide traffic-free routes throughout the village. Additionally, connections between housing and employment areas will aid the integration of various activities.

C20: Provision of Electric Charging Points

All new dwellings will be required to have an appropriately located charging point for electric vehicles.

Planning applications for the installation of charging facilities to places of work or leisure will be supported.

Objectives Supported: 3…8

Justification of C20

17.4. The government has announced that new diesel and petrol cars and vans will be banned in the UK from 2035 to help improve air quality, from which point all cars will need to be electric or hybrid.

17.5. A key element of the necessary infrastructure for low emission vehicles is the provision of electric charging points at homes, places of work, places of leisure and at general public (and private) car parks. This Policy seeks to secure such provision in new housing developments and supports provision elsewhere.

17.6. While the emphasis of the Policy is on charging points for cars, the Parish Council will encourage consideration to be given to provision for vehicle charging at non-domestic locations for e-bikes.

C21: Vehicle Parking Space in the Village

Proposals to establish new public car parking at a suitable location within the village or those that improve existing parking areas will be supported.

Objectives Supported: 2…8

Justification of C21

17.7. Within the village of Compton, there is a recognised need for greater parking spaces. In 2017, informal surveys of car parking demand along Burrell Road, Gordon Crescent, Manor Crescent and Westfields have been undertaken. These roads were laid out with relatively narrow carriageways and grass verges separating them from the pavement. As the village has transitioned from a working to a service economy more of these households have acquired multiple vehicles and their parking provision is under stress. Some verges have been converted into sustainably drained parking bays. Particularly on evenings and weekends vehicles are parked against the kerb and on the verges, on front gardens and on recreational green space, causing tyre damage to grassed areas. Both Manor Crescent and Burrell Road offer 'short cuts' that are often used to by-pass traffic disruption along the main thoroughfare, raising 'rat-run' and traffic speed perception concerns.

17.8. In the centre of Compton during business hours vehicles are parked by customers to the shops and by both employees and visitors to the businesses in the vicinity. On the High Street, there is generally a regular turnover of parked vehicles but on Cheap Street and especially Horn Street vehicles can be parked throughout the working day. School Road is busy with parked vehicles at the start and end of the Primary School day and around The Downs School, there are numerous informally parked vehicles in the daytime on verges and against the kerb. The local businesses, with many employees commuting into the area, have also expressed difficulties with a lack of parking.

17.9. Additionally, new upgrades to Compton's surgery which have recently been announced will mean that some medical services currently carried out at the Chieveley practice are likely to migrate to Compton. Given the parking issues at the Chieveley practice site, it is likely that their new arrangement will increase parking issues at Compton in the future as more patients

from outside the area will be treated at Compton.

17.10. The existing parking arrangements across the Parish are therefore no longer considered fit for purpose, and it is evident that without improved or increased vehicle parking spaces, traffic issues will continue to prevail across, presenting issues of safety and urbanisation. In follow-up consultations with residents, it has been suggested that additional off-road parking, perhaps associated with electric vehicle charging points, would be beneficial, and this idea has received good support from the community.

17.11. The idea of allocating land through the NDP was explored, however a lack of suitable Parish-owned land meant that such an allocation was not possible at the time of preparing the NDP. This policy therefore seeks to encourage proposals to come forward in the longer term for the provision of parking spaces to be used for the benefit of the community.

17.12. A transport study[30] was undertaken in 2010 to review the existing conditions in the village. This confirmed that there were significant verge and on-street parking on main roads throughout the village which restricted visibility and narrowed the highways. Consequently, recommendations were made to increase the quantum of parking bays as well as install a number of calming features. It is recognised that this study is now outdated and so the Parish Council will work to instruct further updated independent research in the future in order to help guide decisions on meeting local parking needs in appropriate locations.

C22: Residential Parking Standards

New development in the Parish must meet the adopted parking standards as set out in West Berkshire Development Plan. All new parking should be provided off-street unless an essential justification can be demonstrated.

Objectives Supported: 8

Justification of C22

17.13. As is highlighted above, parking is a central concern for the residents of Compton. Many households own multiple cars and the rather poor availability of town bus services has increased car ownership and parking space needs. Evidence from existing development is that there is excessive parking on streets and verges, making for unsafe pedestrian access on footpaths and a poor visual environment.

17.14. Given the existing parking problems within the area, as described above and in section 4.5 of the Evidence Report, development of new homes within the village will increase pressure on vehicle parking spaces, and as such an adequate provision of parking spaces within any new development is required. This policy seeks to reinforce Policy P1 of the HSADPD, which outlines the Council's parking standards.

[30] Report by i-Transport LLP- Review f existing transport conditions Western Compton

INFRASTRUCTURE CONTRIBUTIONS

18. COMMUNITY PRIORITIES

C23: Infrastructure Priorities

Qualifying development proposals should contribute to achieving the objectives in the Neighbourhood Plan through financial contributions made in accordance with West Berkshires CIL schedule, planning obligations or other relevant mechanisms. The contributions made will go towards the following Parish priority projects:

- **Improvements to sustainable transport, including footpaths, cycle paths, bus services and electric vehicle charging points;**
- **Community car parking provision;**
- **Delivering the new burial ground opposite St Mary and St Nicholas Church;**
- **Appropriate upgrades to Community Facilities and Recreational Facilities as identified in Section 14.**

Objectives Supported: 2…3…5…6…7…8

Justification of C23

18.1. Developers will be required to contribute towards the provision of local infrastructure, including public facilities and access routes, and to mitigate impacts of development proposals in order to make them acceptable in planning terms, in accordance with National and Core Strategy policy. This may include both CIL contributions and those made by section 106 agreement.

18.2. The purpose of this policy is not to add further burdens to development, nor to duplicate higher level policy. The policy, based on the wishes of the community and objective evidence from the Parish Council, is designed to set out local priorities and to provide certainty to developers by adding detail to the existing policy framework.

NON-PLANNING ACTIONS

19. INFORMAL ACTIONS

19.1. In addition to the plan's core planning requirement to seek to encourage sustainable growth at a scale appropriate to the service village and that protects and enhances the built and natural environment, the following complementary objectives and aspirations, to be pursued either locally or via outside agencies, have been identified. These originate from suggestions made by the local community throughout the Neighbourhood Plan consultations, as reviewed by the Neighbourhood Plan Steering Group.

19.2. These informal objectives are non-planning matters and so do not form part of the statutory Neighbourhood Plan, nevertheless, they are important to the community.

Objective A

19.3. To work with Thames Water to secure necessary improvements to foul water infrastructure capacity, including on-going maintenance to reduce leakage of groundwater into the system which leads to sewage overflowing during high groundwater.

Objective B

19.4. To work on a framework for the future management and maintenance of new community assets that come into Parish Council ownership through the use of Planning Obligations.

Objective C

19.5. The neighbourhood plan identifies the following existing buildings and land at the Pirbright Site (as identified on Figure 7) as having strong potential for accommodating community uses to meet the identified needs:

- 'The Piglets Day Nursery' should be retained, renovated and enhanced for community use as a replacement Pre School for Compton;
- 'The Pickled Pig' complex should be retained, renovated and enhanced for community use associated with the adjacent Cricket Ground
- The Cricket Ground should be retained, renovated and enhanced as public open space for the community in a manner commensurate with its designation as a Local Green Space.

20. MONITORING AND REVIEW

20.1. Monitoring of development plan documents is a legal requirement. West Berkshire Council currently produces an annual monitoring report (AMR) and will assess the overall performance of the Development Plan in West Berkshire, including all of the neighbourhood plans. This will meet the main requirements for monitoring.

20.2. However, the Parish will also be carrying out monitoring, which is intended to:

- Monitor the predicted significant effects of the plan
- Track whether the plan has had any unforeseen effects
- Ensure action can be taken to reduce / offset the significant effects of the plan
- Ensure that the evidence base is up to date
- Consider whether a review of the plan / new plan is needed.

20.3. As part of this, it is anticipated that the NDP Steering Group, with the Parish Council, will produce an annual Local Monitoring Report (LMR) and this will be supplied to West Berkshire Council.

20.4. This is particularly important given the West Berkshire Local Plan Review to 2036, which upon adoption, may require updates to be made to the NDP.

20.5. The conclusion of the LMR will allow the Parish Council to identify not only whether the policies are working, but also what other issues are emerging. It will also enable the Council to judge the effectiveness of mitigation measures proposed. In some cases, monitoring may identify the need for a policy to be amended or deleted, which could trigger a review of the NDP.

20.6. In addition to plan monitoring, the Parish Council may review the plan document itself from time to time should circumstance change. Such a full review would be subject to essentially the same community engagement and consultation procedures as were undertaken to create this NDP

GLOSSARY OF TERMS

Term/ Acronym	Definition
Affordable Housing	*Housing provided to eligible households whose needs are not met by the market. Eligibility is determined based on local incomes and local house prices. Affordable Housing includes social rented, affordable rented and intermediate housing. Affordable housing is that which must be rented at no more than 80% of the local market rent.*
Area of Outstanding Natural Beauty AONB	*A national designation to conserve and enhance the natural beauty of the landscape. The North Wessex Downs AONB covers 74% of West Berkshire*
Community Infrastructure Levy (CIL)	*Is a levy that local authorities can choose to charge on new development. The charges are related to the size and type of the new development. The money collected can be spent on funding infrastructure which the Council has identified as being required.*
Development Plan	*The Development Plan comprises of the West Berkshire Core Strategy (CS), Housing Site Allocations Development Plan Document (HSADPD), and the saved policies of the West Berkshire District Local Plan 1991- 2006. The Council are currently undertaking a review of their Local Plan, the Emerging Draft Local Plan Review to 2037 would replace the existing development plan once adopted.*
Green Infrastructure	*A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.*
Habitats Regulation Assessment (HRA)	*A Habitats Regulations Assessment (HRA) refers to the several distinct stages of Assessment which must be undertaken in accordance with the Conservation of Habitats and Species Regulations 2017 (as amended) and the Conservation of Offshore Marine Habitats and Species Regulations 2017 (as amended) to determine if a plan or project may affect the protected features of a habitats site before deciding whether to undertake, permit or authorise it.*
Housing and Economic Land Availability Assessment (HELAA)	*The HELAA is a technical document which seeks to provide information on potential housing and employment sites promoted by landowners/developers with details on whether they are available, suitable and achievable.*
Local Green Space	*A designation introduced by the NPPF (para.76). The NPPF states that the designation should only be used: where the green space is in reasonably close proximity to the community it serves, where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife, and where the green area concerned is local in character and is not an extensive tract of land*
Infill Development	*Minor development within settlement boundaries which may consist of development in a gap in an otherwise built-up frontage, development on previous undeveloped land or small-scale redevelopment*
Major Development	*For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non- residential development it means additional floorspace of 1,000m2 or more, or a site of 1 hectare or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015.*
National Planning Policy Framework (NPPF)	*The NPPF sets out national planning guidance for the plan making and decision taking. The NPPF was published in March 2012 and later revised in 2018.*
National Planning Practice Guidance (NPPG)	*An online resource published by central Government which provides guidance on how to apply the NPPF.*

Rural exception site	*Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection.*
Settlement Boundary	*A spatial planning tool used to direct development into settlements and restrict it in the wider countryside, by mapping a boundary between the two*
Strategic Environmental Assessment (SEA)	*This is a generic term used to describe environmental assessment as applied to policies, plans and programmes. The European 'SEA Directive' (2001/42/EC) requires a formal environmental assessment of certain plans and programmes, including those in the fields of planning and land use.*
Supplementary Planning Documents	*These provide supplementary information in respect of the policies in Development Plan Documents. They do not form part of the Development Plan and are not subject to independent examination. The Council has produced a number of SPDs which can be found on the Planning pages of the Council's website*
Sustainable Development	*Development which meets the needs of the present without compromising the ability of future generations to meet their own needs. It means meeting the following four objectives at the same time, in the UK and the world as a whole:* • *social progress which recognizes the needs of everyone.* • *effective protection of the environment.* • *prudent use of natural resources.* • *maintenance of high and stable levels of economic growth and employment*
Sustainable Drainage System	*A sequence of management practices and control structures designed to drain surface water in a sustainable manner*

APPENDIX 1: HSA23 POLICY ALLOCATION AT THE PIRBRIGHT SITE – POLICY EXTRACT FROM THE HSADPD

Compton

Policy HSA 23

Pirbright Institute site, High Street, Compton (site reference COM004)

A Supplementary Planning Document (SPD) has been adopted for the site and this sets out a detailed framework to guide its future development. The SPD can be found at http://www.westberks.gov.uk/spd.

The site has a developable area of approximately 9.1 hectares, which is set out within the adopted SPD and is based on the outcomes of the Landscape Framework (2012) and Flood Risk Study (2012) including the exclusion of the far northern part of the site and part of the site to the south.

The site is to be comprehensively redeveloped delivering a residential led mixed-use scheme with a mix of employment floorspace, green infrastructure and community uses in accordance with the adopted SPD. Redevelopment of the site should incorporate an appropriate mix of uses which responds to the character and function of the village, as well as the wider landscape.

In addition, the development will be delivered in accordance with the following parameters:

- The development will be residential-led with the provision of approximately 140 dwellings, delivering an appropriate mix of dwelling sizes and types which conserve and enhance the character of Compton. An element of employment floorspace will be replaced within the site.
- A local lettings policy should be explored for the site to allow a percentage of the affordable housing provision to be reserved for people with local needs.
- Should the hostel site (off Churn Road) come forward for development in a timely manner with the allocated site, it must form an integrated element of the developable area.
- The overall density of the site will reflect the character of Compton. The northern part of the developable area (known as Area B) will be built to a lower density than the southern part (known as Area C) so as to reflect the built form pattern on the northern edge of the village and to prevent an adverse impact on the AONB.
- The existing access from the High Street will form the main access to the development with potential for a minor access from Churn Road. The rural character of Churn Road and Hockham Road will be retained and highway improvements should therefore be limited.
- Improvements will be necessary to the footways that front the site onto the High Street and additional pedestrian and cycle routes could be provided onto Hockham Road.
- Footpath, bridleway and pedestrian links will be created throughout the site to improve connectivity with the wider existing network and to provide linkages between the village centre and the site. The opportunity to reinstate the former east/west footpath through the site should be explored.
- A phase 1 contamination report and a preliminary risk assessment will be required and may lead to subsequent reports being required. In order to ensure a safe development, the site must be remediated to the appropriate level for the proposed land uses. Any remediation will need to take into account any plans or preferences for infiltration SuDS infrastructure in the proposed development.
- The scheme will be informed by an extended phase 1 habitat survey together with further detailed surveys arising from that as necessary. Appropriate avoidance and mitigation

measures will need to be implemented, to ensure any protected species are not adversely affected.

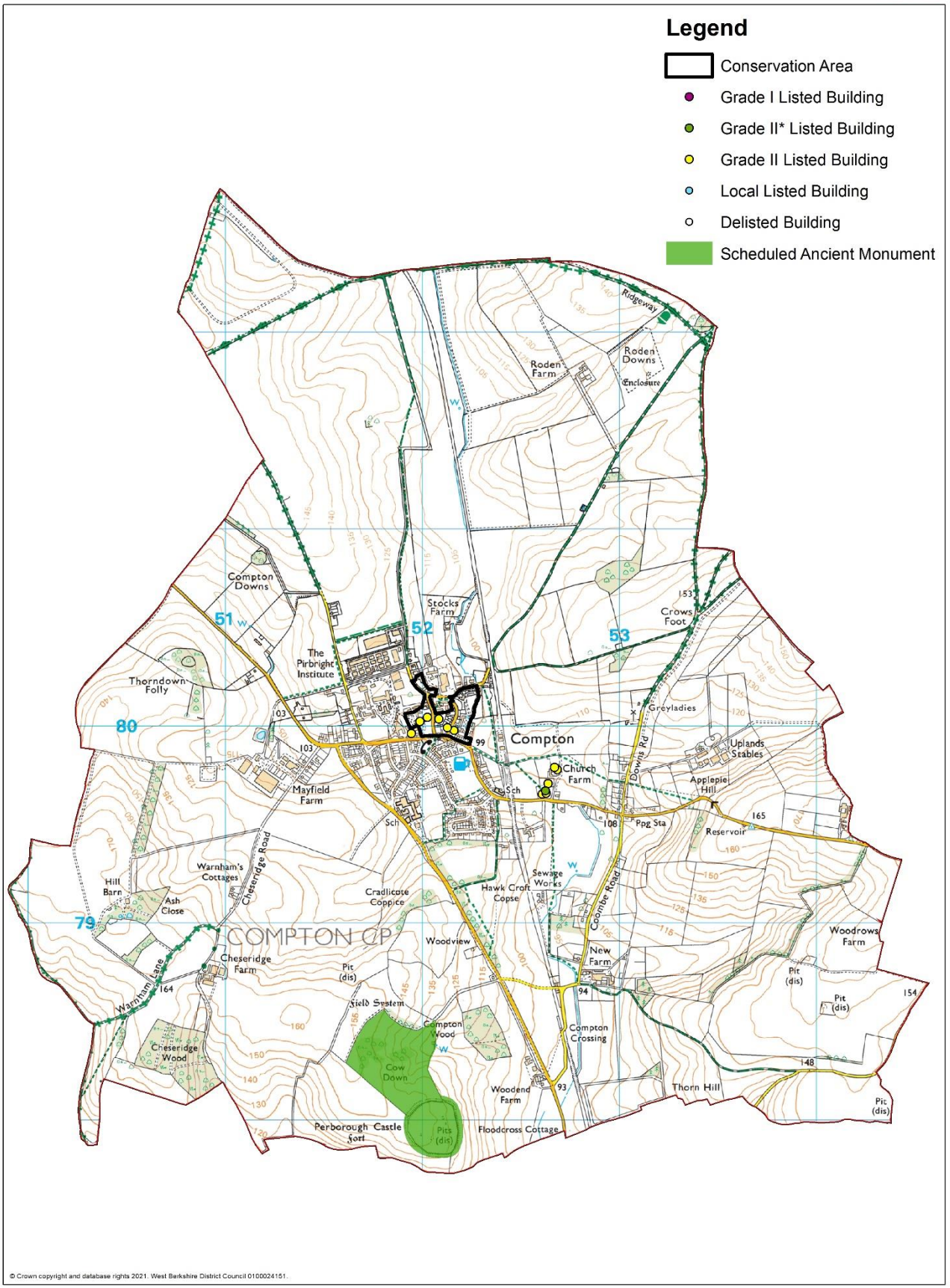
- An archaeological desk based assessment will be required as a minimum and field evaluation if necessary to assess the historic environment potential of the site.
- A Flood Risk Assessment (FRA) will be required that should cover infiltration testing and details of SuDS to be implemented, together with groundwater modelling. A sequential approach to development on the site will be followed:
    - No development will be permitted within Flood Zones 2 and 3, including essential infrastructure and water compatible development.
    - In accordance with the Flood Risk Study (2012) [4] only less vulnerable land uses, water compatible or critical infrastructure development (in accordance with the NPPF) would be appropriate below the 103m AOD line, and more vulnerable land uses above this line, unless detailed modelling indicates otherwise.
- Land to the north of the site (known as Area A) will be restored and enhanced to make a significant positive contribution to the landscape character and local distinctiveness of the open downland landscape of the AONB. The landform will be carefully modified to remove incongruous features, as informed by the Landscape Framework (2012).
- The site will comprise a development design and layout that is in accordance with the adopted SPD for the site and is informed by a full detailed Landscape and Visual Impact Assessment (LVIA). This will include the protection of the area to the north (known as Area A) as outlined above and the retention of the cricket ground (as a community use) as Green Infrastructure. It will also explain how the special architectural and historic interest of the Compton Conservation Area and its setting has been taken into account.

4 Compton IAH Flood Risk Study (August 2012) Capita Symonds

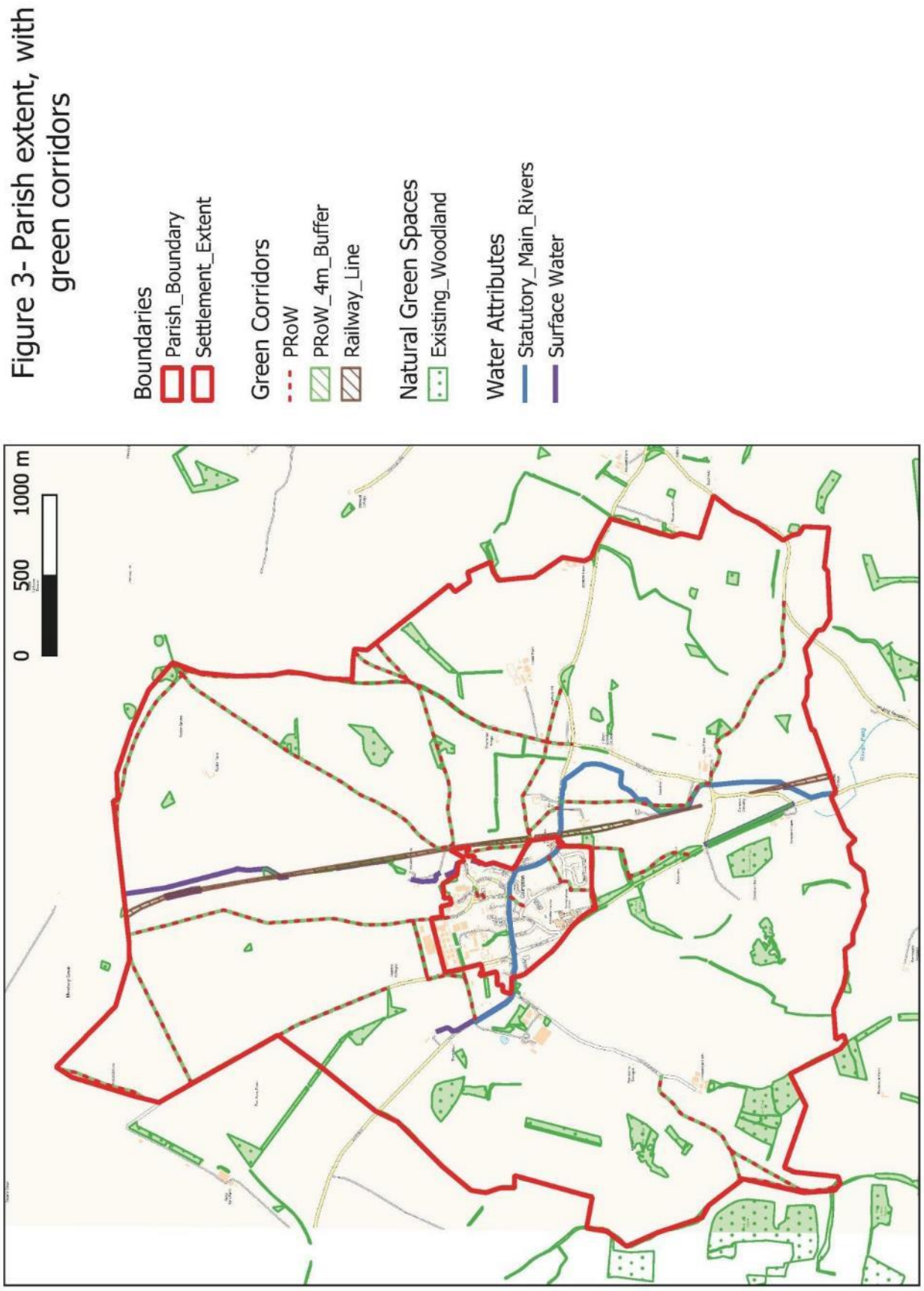
APPENDIX 2: COMPTON CONSERVATION AREA AND HERITAGE ASSETS

Conservation and Heritage Assets in Compton Parish

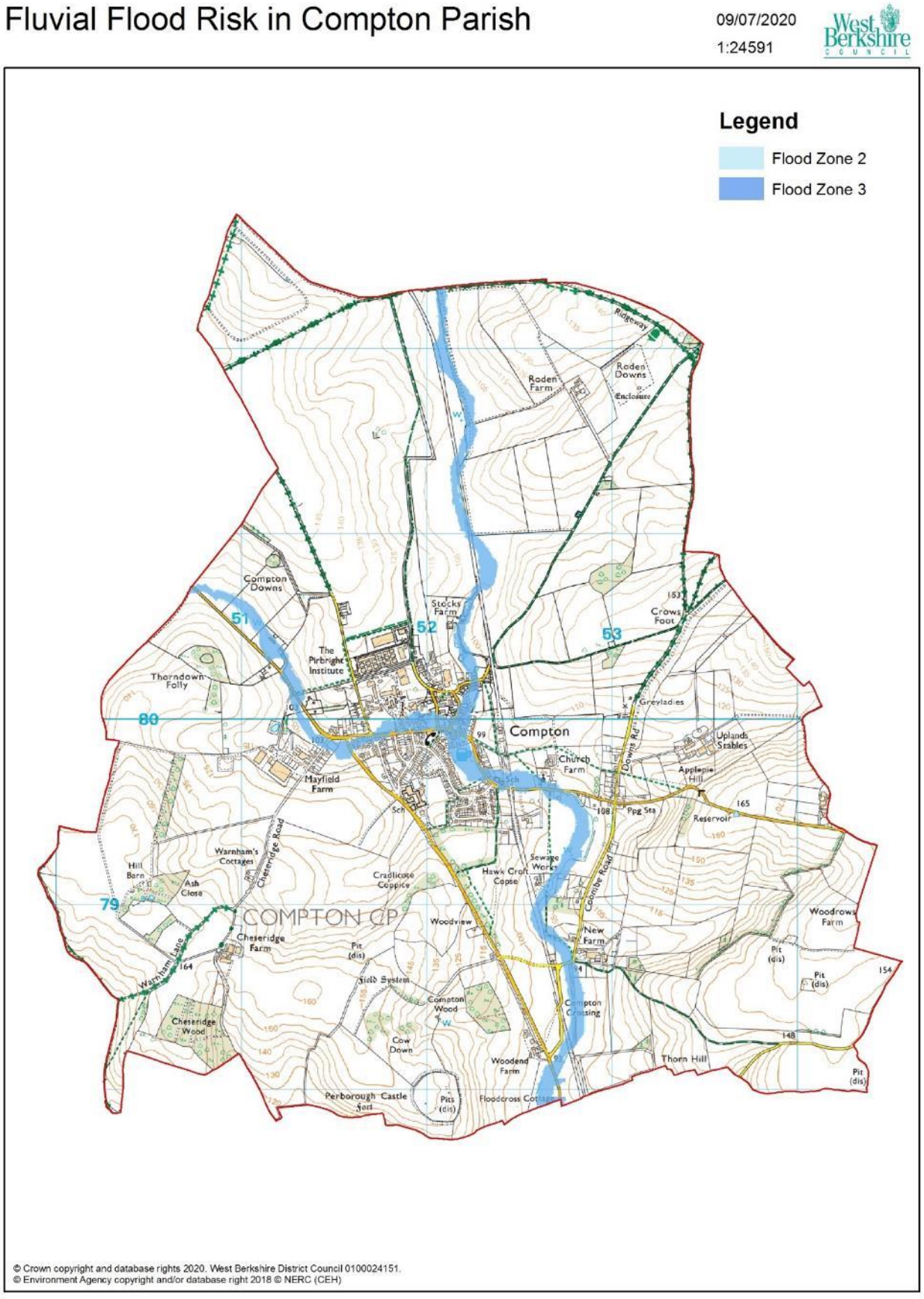
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APPENDIX 3: EXISITNG GREENSPACES IN COMPTON



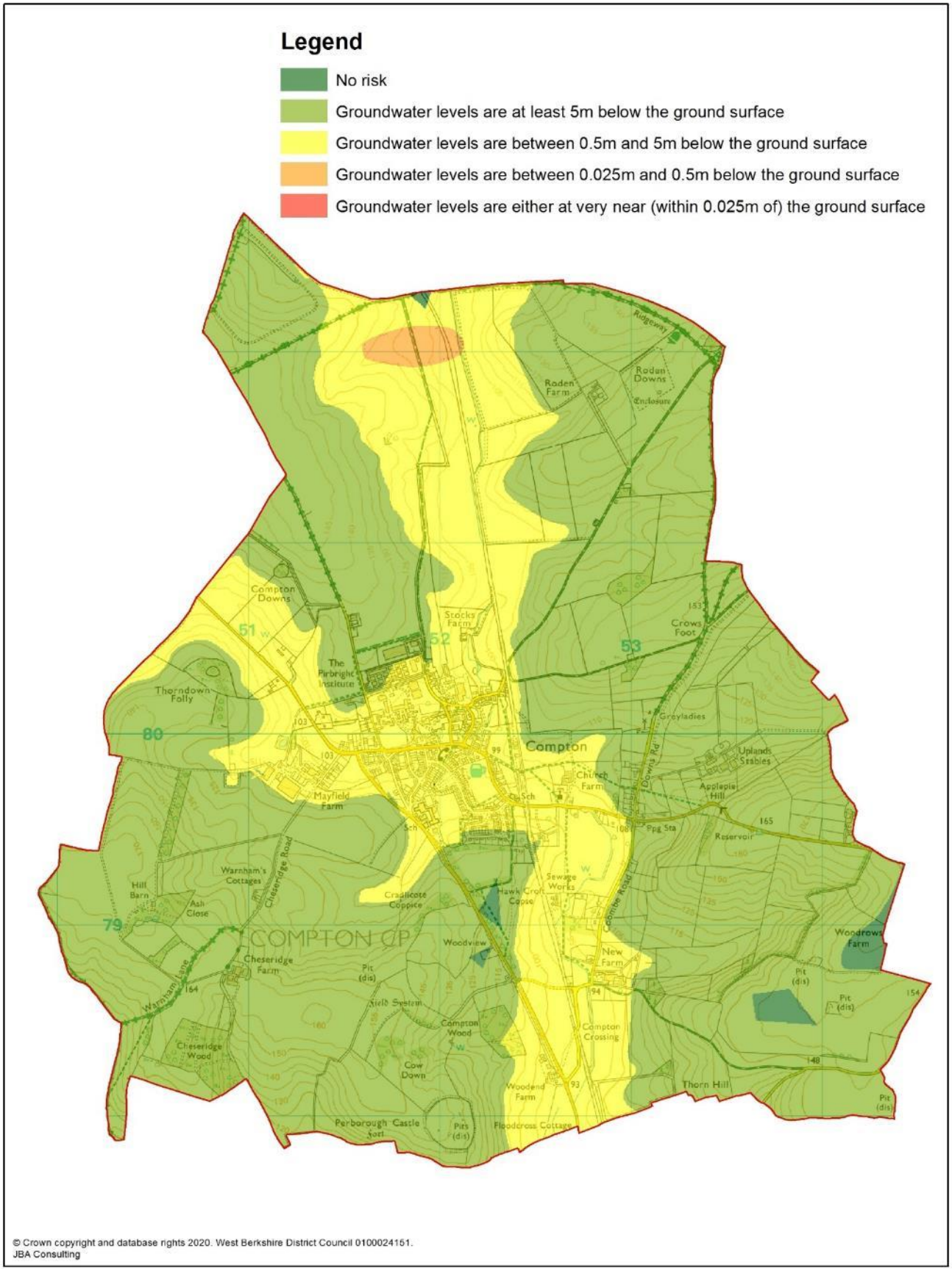
APPENDIX 4: COMPTON FLOOD RISK



Groundwater levels in Compton Parish

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West Berkshire Council

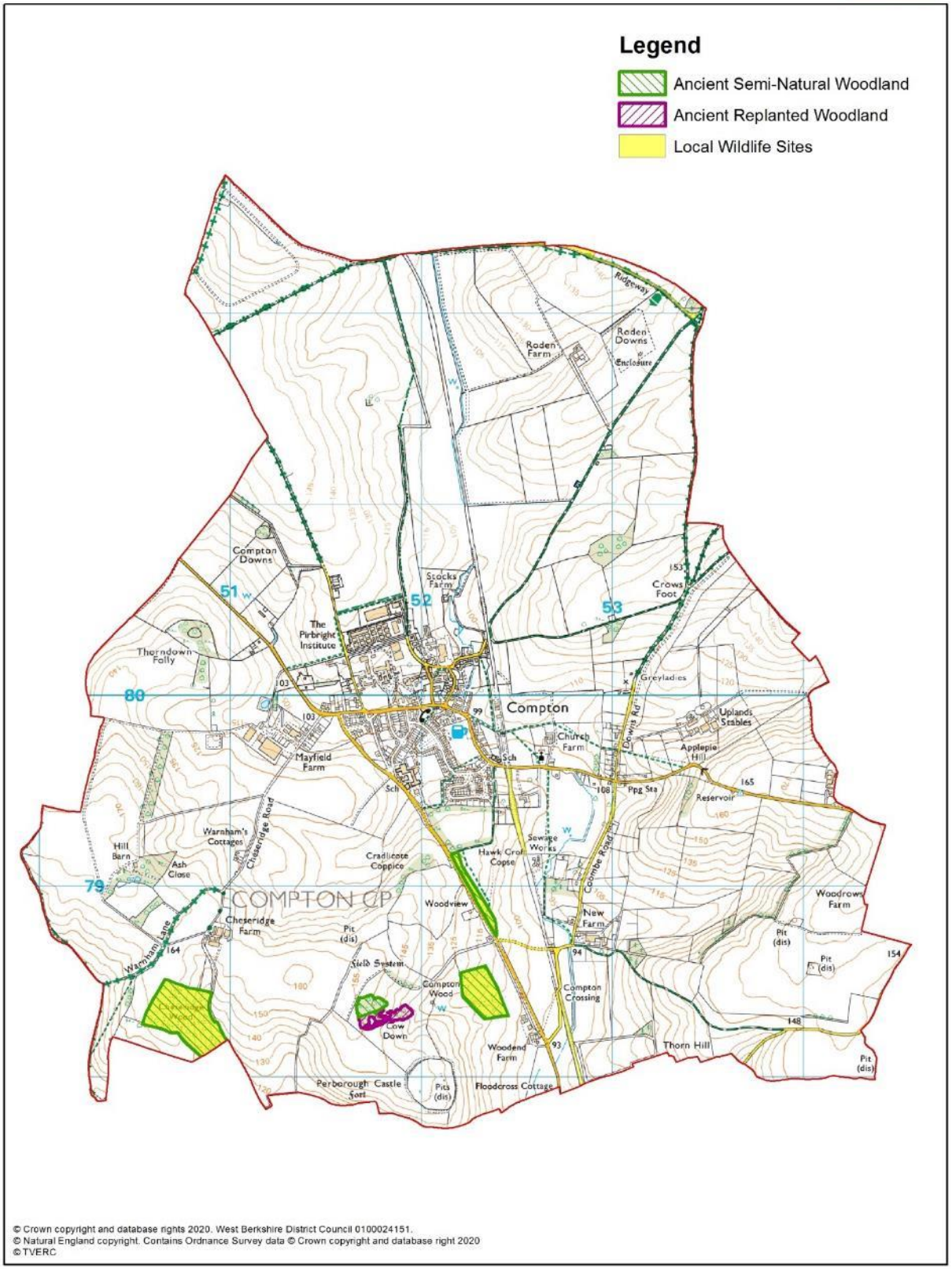


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JBA Consulting

APPENDIX 5: COMPTON ECOLOGICAL DESIGNATIONS

Ecological Designations within Compton Parish

09/07/2020
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APPENDIX 6: COMPTON SUSTAINABLE TRANSPORT



APPENDIX 7: COMPTON NDP STEERING GROUP MEMBERS AND RESEARCHERS

The plan was led by the Parish Council but produced with and by the local community. The following people contributed to the research for the Compton Neighbourhood Plan.

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- The Foinavon - Geoff & Staff for displaying publicity materials and providing meeting facilities
- Compton Barbers – Cintra for displaying publicity materials
- Compilations Parish Magazine – Editor, Pam Scott for including our updates and information in the magazine
- Newbury College Printing Services – printing leaflets, flyers and posters
- Lorraine Smith – for help in collating data
- Michael Griffin - for providing information reports
- Dr Sarah Marshman - for setting up the Compton NDP Website and administration in preparation for the Steering Group
- Compton Parish Council – for their support and funding
- Our group of Volunteers who have diligently distributed leaflets and flyers throughout the village
- Organisations, Businesses and members of Compton Village who have given information, feedback and support, responded to our questionnaires, and attended events


Compton Neighbourhood
Development Plan