



Compton Neighbourhood Development Plan 2020 – 2037

Consultation Statement

Prepared by Fowler Architecture & Planning Ltd, on behalf of Compton Parish Council
Date of report: March 2021

Contents

1. Introduction	2
2. Consultation Strategy	3
Background to Consultation and establishment of the Steering Group	5
Promotion of consultations	5
3. Initial Scoping Research and Engagement.....	6
Housing Needs Survey (November 2016).....	6
Community Questionnaire	7
Workshops.....	8
Interim Pirbright Statement	9
4. Draft Plan 2020 and SEA Screening	10
5. Regulation 14 Pre-Submission Consultation August to October 2020	10
6. Post Regulation 14 evidence and consultation	11
7. Summary	13
8. Appendix 1: 20 th May 2017 Launch event exhibition boards.....	14
9. Appendix 2: 2017 Initial Community Questionnaire	21
10. Appendix 3: CCB Report on Housing Need for Compton	22
11. Appendix 4: 2018 Community Questionnaire	57
12. Appendix 5: 2018 Village Fete Display Presentation.....	70
13. Appendix 6: Working Group Consultation summary and timeline	113
14. Appendix 7: 2019 Village Fete Display Presentation.....	121
15. Appendix 8: Interim Policy Statement on the Pirbright Site	134
16. Appendix 9: West Berkshire Final SEA Screening Decision August 2020.....	156
17. Appendix 10: Regulation 14 Consultation Report	186
18. Appendix 11: Pre School Technical Note January 2021	220
19. Appendix 12: Business Hub Technical Note March 2021	224

1. Introduction

- 1.1 This Consultation Statement has been prepared primarily to demonstrate compliance with regulations 14 and 15 of the Neighbourhood Planning (General) Regulations 2012. This Statement provides a record of all of community engagement as well as formal Regulation 14 Pre-Submission Draft Plan consultation that has been carried out during the course of the preparation of the Compton Neighbourhood Development Plan (NDP). Also recorded are significant interactions with the LPA and any other important body. One of the purposes of the Statement are to reveal the quality and effectiveness of the consultation that has informed the plan proposals.

2. Consultation Strategy

Background to Consultation and establishment of the Steering Group

- 2.1 The application for a designated area for the Compton Parish neighbourhood plan was submitted to West Berkshire Council on 22nd November 2016 and was approved on 11th January 2017.
- 2.2 On 6th February 2017, a Resolution to begin the preparation of the NDP and to appoint Fowler Architecture and Planning to assist with its preparation was passed by the Parish Council and recorded in the minutes. Essentially the first actions were:
- To generate interest and generally advertise neighbourhood planning
 - To prepare for the launch of the Compton NDP on 20th May 2017
 - To form a Steering Group under the overall authority of the Parish Council
 - To begin Scoping Research (to ensure that the plan was based on firm, objective evidence).
 - To devise and administer an initial questionnaire for all residents.
- 2.3 The Compton NDP website was established by the Parish Council as was the Compton NDP Facebook Page.
(<http://www.comptonndp.org.uk/community/compton-neighbourhood-development-plan-13450/home>)
- 2.4 The 20th May launch event was held at the Village Hall and represented an invitation to the community to participate in the production of the neighbourhood plan. The event was held as a drop-in session, with exhibition boards displayed in the hall and members of the Parish Council available to discuss the development of the plan with the community (see images below). The event was publicised through the NDP website and posters throughout the village. Copies of the exhibition boards are available at **Appendix 1**.
- 2.5 A Questionnaire was also sent out during this launch event to determine the initial views from the community of what the NDP should address. The Questionnaire is available at **Appendix 2**. From this questionnaire it was found that the top concerns amongst the community of Compton were as follows:
- Schools
 - Highways improvements
 - Parking provision
 - Greater control of housing

- Opportunities for employment and start-up businesses.
- 2.6 The Steering Group was subsequently formed and held its first meeting on 10th January 2018. Regular meetings have followed and to date the Steering group have met 38 times.



Image 1: Poster publicising the launch event



Image 2 and 3: 20th May launch event in the Village Hall

Ensuring access to consultations

- 2.7 In all rounds of consultation, copies of the necessary documents, including downloadable response forms where necessary, were included in the NDP section of the website pages stated above, created to support the Neighbourhood Plan. In addition, key points around the village were used to publicise each stage of consultation, including the village hall, shop, and village pub. In all rounds of consultations, apart from the household survey, those responding were asked to provide name, address and other contact details to try and prevent duplicate responses.

Promotion of consultations

- 2.8 All rounds of consultation were promoted via the Compton NDP website and Facebook Page, as well as by the Parish Council website page, and banners and posters throughout the Parish, on noticeboards and in the shop, hairdressers, Doctors Surgery and pub. The Parish Council newsletter 'Compilations' also released regular updates to the community, and leaflet drops were sent out alongside this newsletter. The Parish Council were also regularly updated by the Steering Group on progress with reports to their regular meetings.

3. Initial Scoping Research and Engagement

Housing Needs Survey (November 2016)

- 3.1 Prior to the formation of the steering group, the Compton Parish Council discussed with West Berkshire District Council's Development Officers the potential for a rural Housing Needs Survey (HNS) to be conducted across the Parish to establish if there was a proven need for affordable housing in the parish and potentially to use the findings of the survey to inform the production of the future NDP.
- 3.2 The report was undertaken by the Community Council for Berkshire (CCB). In order to carry out the housing needs survey, questionnaires were hand delivered as an insert in the September 2016 edition of the Compton Compilations newsletter, which goes to all households in the parish and was also publicised on posters around the village. To encourage a good response, households were given a pre-paid envelope in which to return the completed survey. The council applies the data protection policy to responses, ensuring that all survey responses remain anonymous. Residents were asked to return the completed surveys by 24th October 2016. Additionally a web link was provided for electronic responses where preferable. There was a good response rate of 26% with 170 replies received.
- 3.3 The Report on Housing Needs was published in November 2016 and is provided at **Appendix 3**. The key findings are:
- There is significant support for development of affordable housing to meet local needs: 71% of responses (121/170).
 - There is significant aspiration for home ownership in Compton. Some of that will be met within any new development at the Pirbright Site. It can be assumed that general development at Pirbright Site 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.
 - Many of the respondents did not provide detailed information, but where it is provided, aspiration for homeownership may be unmet due to insufficient earnings and savings.
 - As of November 2016 there were 41 households registered on the West Berkshire Housing Waiting List with a local connection to Compton. The greatest need identified is for 1 and 2 bedroom properties.

- This survey has identified 18 households with some level of affordable housing need. The need is for a mix of 1, 2 and 3 bedroom properties and for mixed tenures of Affordable Rent and Shared Ownership.
- Despite development that is already in the planning system for Compton, development of a rural exception site to meet the affordable housing needs of local people is recommended. 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.

Community Questionnaire

- 3.4 Following the establishment of the Steering Group, it was decided a more detailed questionnaire was required to determine the views and wishes of the community. This survey provided key evidence on the key issues and land-use policies that would be needed to address the matters raised.
- 3.5 The questionnaire was issued to residents with the February 2018 copy of the Compilations newsletter and responses were to be submitted by 25th March 2018. The questionnaire probed the issues that might form the content of a plan and helped raise awareness that it was happening. An online version of the survey was also made available. The questionnaire is reproduced at **Appendix 4**.
- 3.6 There was a very high response rate to the questionnaire (64%), equating to 414 responses, which were all analysed in detail and summarised through a presentation. The responses of the questionnaire were presented to the community during the Village fete in July 2018 (see images below). The presentation slides are available at **Appendix 5**.
- 3.7 The data generated was used to structure Working Groups for further consultation and investigation. The Working Groups, formed in September 2018 were:
- Community, Education and Facilities
 - Business & Employment
 - Housing & Design
 - Environment & Green Space
 - Roads and Transport



Image 4 and 5: July 2018 Village Fete NDP stall



Image 6 and 7: July 2018 Village Fete NDP stall

Workshops

- 3.8 Following the creation of the above Working Groups, a number of workshops were held with the Planning Consultants in 2019.
- 3.9 The first was held in January to discuss and draft the vision and objectives of the plan based on the NDP survey results. The second, held in June, sought to provide an update on the progress of each Working Group and to outline the next steps and actions that would be required by each in the preparation of evidence.
- 3.10 The working groups each undertook a number of individual consultations, either mini-surveys and questionnaires with relevant consultees or community members or through face-to face discussion. A summary detailing all the consultation processes and timescales is included in **Appendix 6**.

- 3.11 These actions, and the outcome of the Working Group consultation were summarised and presented to the community at the 2019 Village Fete. The display presentation is available at **Appendix 7**.

Interim Pirbright Statement

- 3.12 A key concern for much of the community was the West Berkshire Housing Allocation at the former Pirbright site for approximately 140 homes. An Interim Policy statement on how the NDP may deal with the Pirbright site was therefore produced in September 2019. The purpose of the document was to illustrate the direction of travel for the NDP and provide an early and clear view on the proposed policies of the NDP in relation to this site, in advance of wider proposals being developed for the whole neighbourhood area. The statement sought to cover the following topics:

- Brief description of the site
- Strategic planning policy context
- Summary of relevant neighbourhood plan evidence
- Summary of relevant issues
- Summary of relevant objectives for the NDP
- Possible policy outcomes for the NDP.

- 3.13 The Interim statement (available at **Appendix 8**) was reviewed with West Berkshire District Council in October 2019 and endorsed by the Parish Council on 7th October 2019. The Interim Statement formed part of the evidence underpinning the Parish Council's response to Home England's planning application in June 2020.

- 3.14 The community and Steering Group agree to support the allocation for approximately 140 homes. This quantum of housing was determined by the examining Inspector to be both viable and sound, including in the context of major development in the AONB. In 2017, an Environmental Impact Assessment Scoping Report was prepared on behalf of Homes England for the redevelopment of the site, which described the proposal for 200 to 250 dwellings. This increase in the number of homes being put forward on the site, which is up to 79% more than the size of the allocation, was a principal concern. Homes England confirmed the increase in dwellings was due to viability reasons, associated with contamination and remediation costs. No evidence on viability has ever been supplied to the Steering Group by Homes England. The Steering Group engaged MA Griffin Associates to provide a preliminary appraisal report. The report concluded that a substantial increase in the quantum of development is unlikely to be needed to make the site viable. At this stage, the viability evidence underpinning Home England's planning application has not been made publicly available.

Issues Report

- 3.15 The Interim statement then formed a basis for the production of a Scoping report, to cover issues across the whole parish. The draft scoping report (renamed Issues Report) was prepared at the end of 2019, it covered all the topic areas of the working groups, and used all the evidence gathered to date. This report provided a baseline of the conditions in Compton.
- 3.16 Based on this research, the community survey and draft NDP vision and objectives, initial policy responses were then drafted in early 2020.

4. Draft Plan 2020 and SEA Screening

- 4.1 The 2020 Draft Plan was made available to West Berkshire Council in July 2020 to come to a conclusion through the SEA Screening whether the NDP will need to go through SEA assessment. West Berkshire concluded on 20th July that an SEA and HRA would be not required for the Compton NDP and this was subject to a 5-week consultation with statutory consultees. The final SEA Screening Decision was received 12th August 2020 (**Appendix 9**) and concluded:

‘The screening process undertaken has concluded that a SEA is not considered to be required to accompany the Compton Neighbourhood Development Plan and it would not need to be subject to HRA. The consultation bodies have all agreed with the conclusion reached. The reasons for the decision are set out in the accompanying ‘SEA and HRA Screening Report – Post Consultation Version (August 2020)’.

5. Regulation 14 Pre-Submission Consultation August to October 2020

- 5.1 The Regulation 14 Pre-Submission Draft Plan ‘Compton Neighbourhood Development Plan 2020 – 2036, Regulation 14 Pre-Submission Draft September 2020’ consultation commenced 9th November 2020 to bring the Draft Plan to the attention of people who live, work or carry-on business in the designated neighbourhood area. The Draft Plan and the supporting documents comprised:

- *The Compton Regulation 14 Pre-Submission Draft NDP*
- *Compton NDP Evidence Report*
- *Compton NDP Green Space Topic Paper*
- *Compton NDP SEA and HRA Screening Report*

- 5.2 The 6-week consultation ended 21st December 2020.
- 5.3 A total of 31 responses were received, 17 of which were from members of the community.
- 5.4 The West Berkshire Council response was received on 17th December 2020.
- 5.5 A Consultation Report of the Regulation 14 Pre-Submission Draft Plan was submitted to the Steering Group on 15th January 2021. Following feedback from the Steering Group, and actions taken as required, a revised consultation report was issued on 22nd March 2021.
- 5.6 The Consultation Report provides a summary of all representations received and actions recommended to revise the Draft Plan, where appropriate.
- 5.7 A copy of the Consultation Report is provided at **Appendix 10** and this recommended the modification of the Draft Plan to enable the Parish Council to 'submit' the Draft Plan to West Berkshire District Council.

6. Post Regulation 14 evidence and consultation

- 6.1 As part of the regulation 14 consultation, comments were raised by Homes England and West Berkshire in regards to the strength and deliverability of Policy C13. It was highlighted that no consideration had been made as to how the community facilities, such as the nursery would be funded or operated.
- 6.2 The Steering Group therefore sought to re-engage with the Compton Pre-school to determine the demand of nursery places and their ability to relocate to the Pirbright Site. Discussions were held between the Communities and Education Working Group and the manager of the Compton Pre-School. The full Technical note prepared following this meeting can be found at **Appendix 11**. It was concluded that the nursey operators are positive about the mechanics of switching the operation from the Village Hall to the Piglets Nursery. It is noted that the financial and related circumstances would clearly need to be clarified and conducive to doing so, however the operator has expressed a keen interest to take on the building as their new nursery premises.
- 6.3 Comments were also raised on a similar basis in regards to Policy C11 and the provision of employment floorspace in the form of a business hub. A technical note was prepared by the Business and Employment Working Group following discussion with the operators of two individual business hubs; Caroline Reeves of the Rural Business Hub at Hurstbourne Tarrant and Leanne Duffield of the Goodlife Meeting Hub in Hampstead Norreys. Both owners are extremely positive about

their ventures and have seen high levels of demand for the space they are offering, demand that they have been unable to satisfy with their current space. Both indicated that if the opportunity presented itself in the future, they would be very interested in managing such a facility in Compton. The technical note is available at **Appendix 12.**

7. Summary

- 7.1 The NDP is 'submitted' to West Berkshire District Council in April 2021 following 3-years of preparation by the Compton NDP Steering Group on behalf of Compton Parish Council.
- 7.2 The plan period has been amended from 2020–2036 to 2020-2037 upon the recommendation of West Berkshire District Council as part of the Regulation 14 consultation.
- 7.3 The Submission version of the NDP comprises a range of policies tailored for this rural community that is located within the heart of the North Wessex Downs AONB. The community's wishes are focused on maintaining that rural identity, while recognising the benefits of the limited growth within the community. The focus for the NDP is strongly aligned to the themes arising from the scoping research, initial questionnaire and interim policy statement on the Pirbright Allocation Site. Significant support for this Draft Plan was received from the community at the Regulation 14 stage, and all representations have been duly considered, with amendments made to the plan where necessary. The wishes of the community have therefore been expressly taken into account and balanced against the need to deliver sustainable development while meeting the Basic Conditions.

8. Appendix 1: 20th May 2017 Launch event exhibition boards



1. Welcome

Compton Parish Council welcomes you to our Neighbourhood Development Plan launch.

Compton is beginning the process of writing a Neighbourhood Development Plan (NDP). This presentation is an opportunity for the community to find out more about:

- What a Neighbourhood Development Plan is;
- How you can have your say on the issues you feel affect Compton and help guide the issues to be addressed in the plan; and
- How you can get involved in the creation of the NDP as we are looking for volunteers to join the steering group or one of the working groups.

At their meeting on the 6th February, 2017, Compton Parish Council resolved to appoint Fowler Architecture and Planning as a consultant for the NDP. Initially, Aaron will help Compton Parish Council to set up a launch event for the NDP, where we hope to engage the community to learn what the community would like the NDP to focus on and to attract volunteers to get involved in developing the plan for the whole community.

What is a Neighbourhood Development Plan (NDP)?

The Localism Act 2011 has encouraged communities to come together and shape the future of their local areas, through Neighbourhood Development Plans (NDPs).

NDPs form part of the development plan, allowing local communities to put in place planning policies for the future development and growth of their area

NDPs are formal planning documents prepared by town and parish councils in consultation with their community. They allow local people to shape the future of the areas in which they live.

Neighbourhood planning enables the community to play a much stronger role in shaping the area and in supporting new development proposals. This is because unlike our Compton Parish Plan (April 2005) and Compton Village Design Statement (October 2005), a NDP forms part of the development plan and sits alongside the Local Plan prepared by the West Berkshire Council. Decisions on planning applications will be made using both the Local Plan and the NDP, and any other material considerations.

Why do we need planning?

- Consider external impacts of development
- Allow local communities to have their say
- Allow Government to specify social, economic & environmental priorities
- Mechanism for mediating interests
- Protect natural & built heritage
- Ensure adequate infrastructure is provided
- Create certainty and investor confidence.

What have Compton Parish Council have done to date?

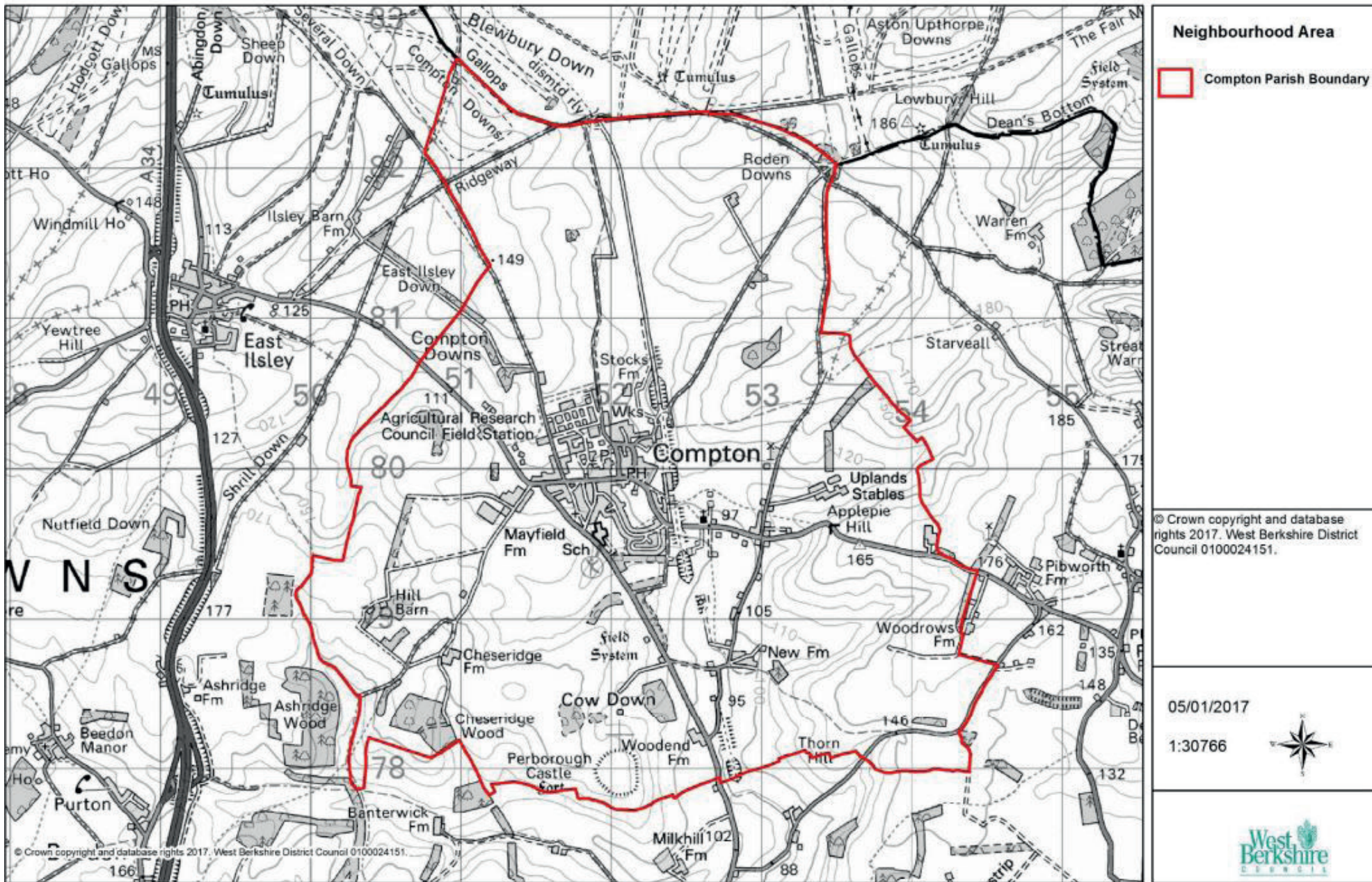
The first step in the creation of our NDP was our successful application in January 2017 to designate a Neighbourhood Area.

The Neighbourhood Area defines the extent for the NDP, which includes the entire parish of Compton.

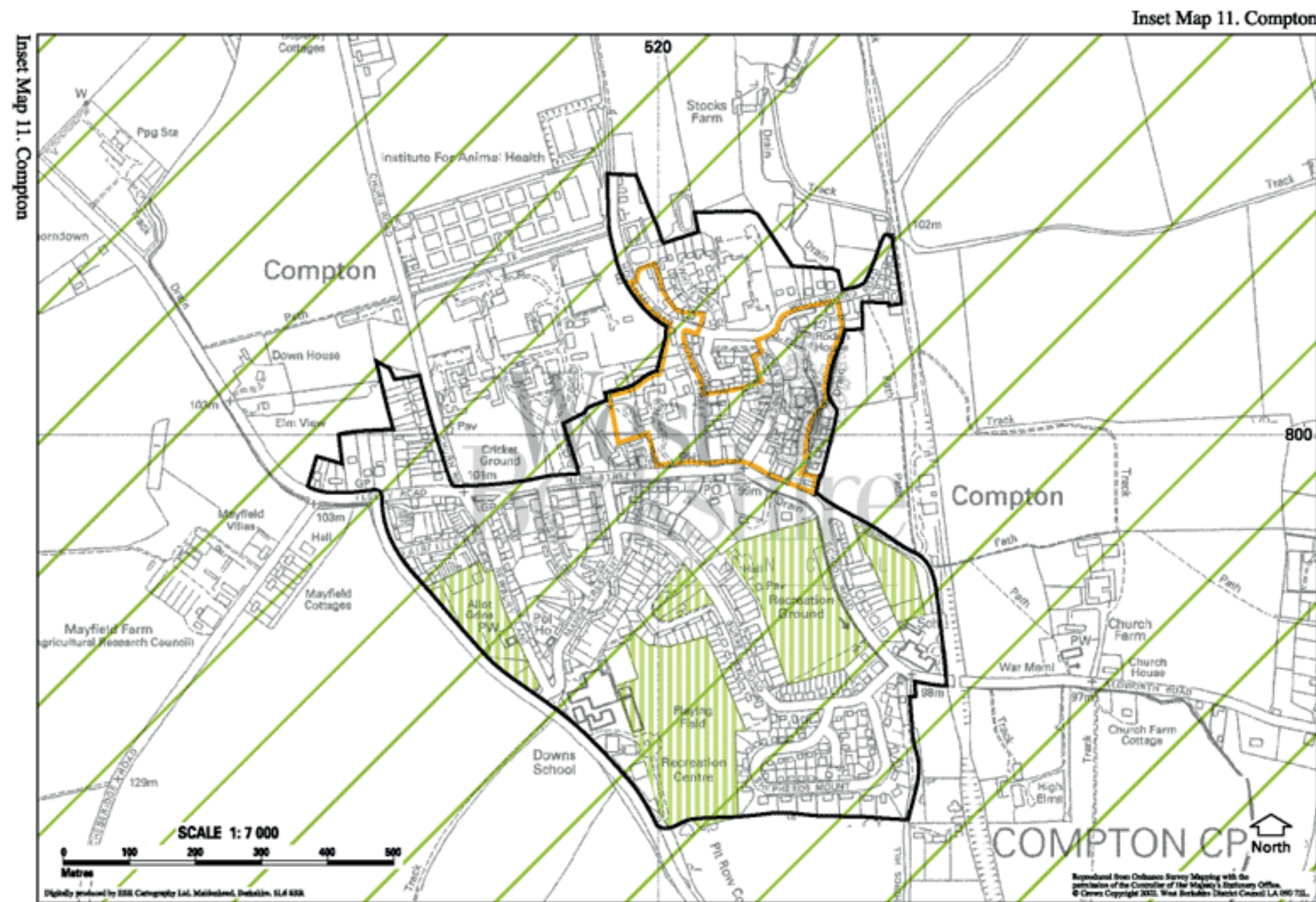
Our NDP will cover an area of 1,502 hectares / 5.8 square miles within the North Wessex Downs Area of Outstanding Natural Beauty and a population of more than 1,571 people (2011 census)!

Now the Neighbourhood Area is defined the community can start to prepare the NDP.

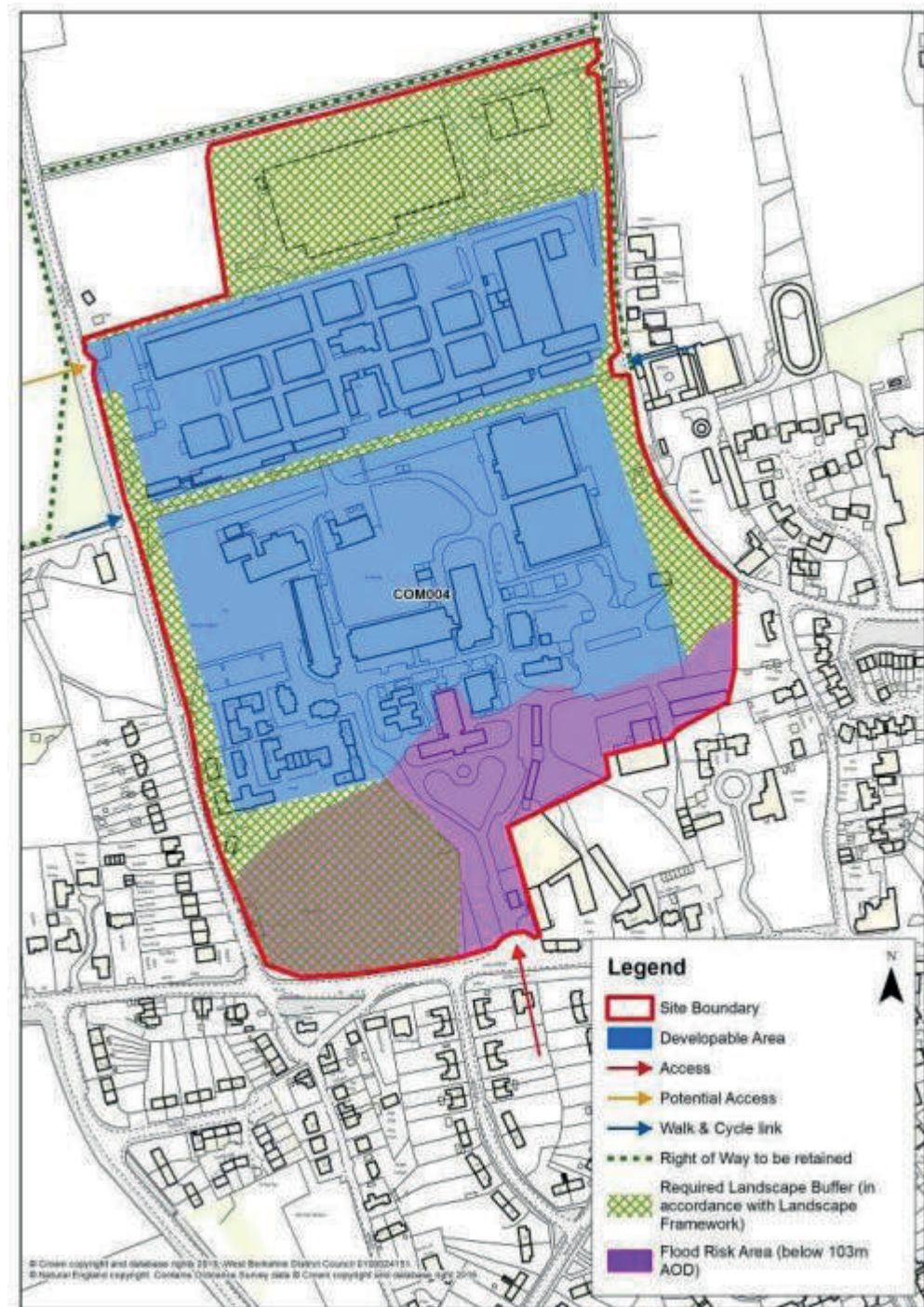
Compton Neighbourhood Plan Area



The above plan shows the geographical extent of the NDP



Extract of the West Berkshire Local Plan defining the current Settlement Boundary, Conservation Area, and open space.



Extract from the West Berkshire Housing Site Allocation DPD with the allocation of the IAH site for 140 dwellings.



2. Where do you live?





3. What can a Neighbourhood Plan do?

What can a Neighbourhood Plan control?

A Neighbourhood Development Plan (NDP) must address the development and use of land. Neighbourhood planning can therefore inspire local people and businesses to consider other ways to improve their neighbourhood than through the development and use of land.

A NDP may identify specific action or policies to deliver these improvements. Wider community aspirations than those relating to development and use of land can be included in a NDP, but actions dealing with non-land use matters should be clearly identifiable. For example, set out in a companion document or annex.

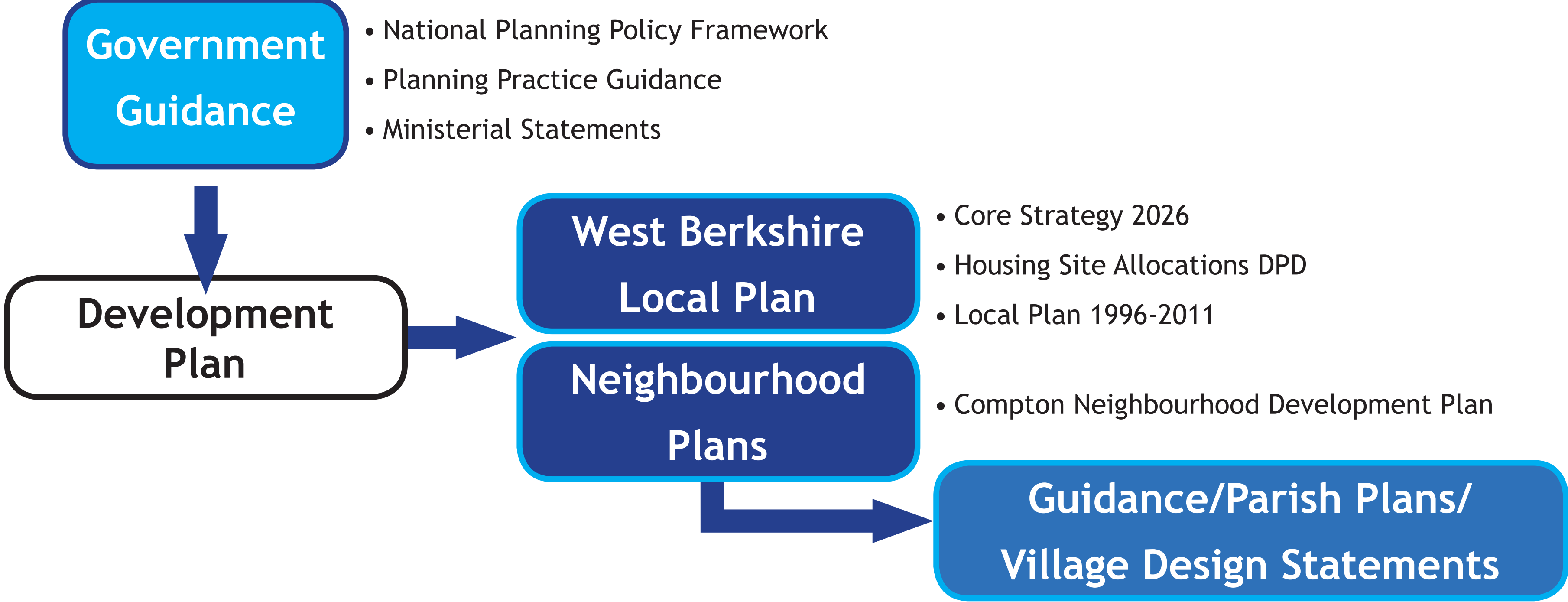
What can a Neighbourhood Plan achieve?

A Neighbourhood Development Plan (NDP) gives communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of their local area. They are able to choose where they want new homes, shops and offices to be built, have their say on what those new buildings should look like and what infrastructure should be provided. The NDP allows communities to set out a positive vision for how they want their community to develop over the next 10, 15, 20 years in ways that meet identified local need and make sense for local people.

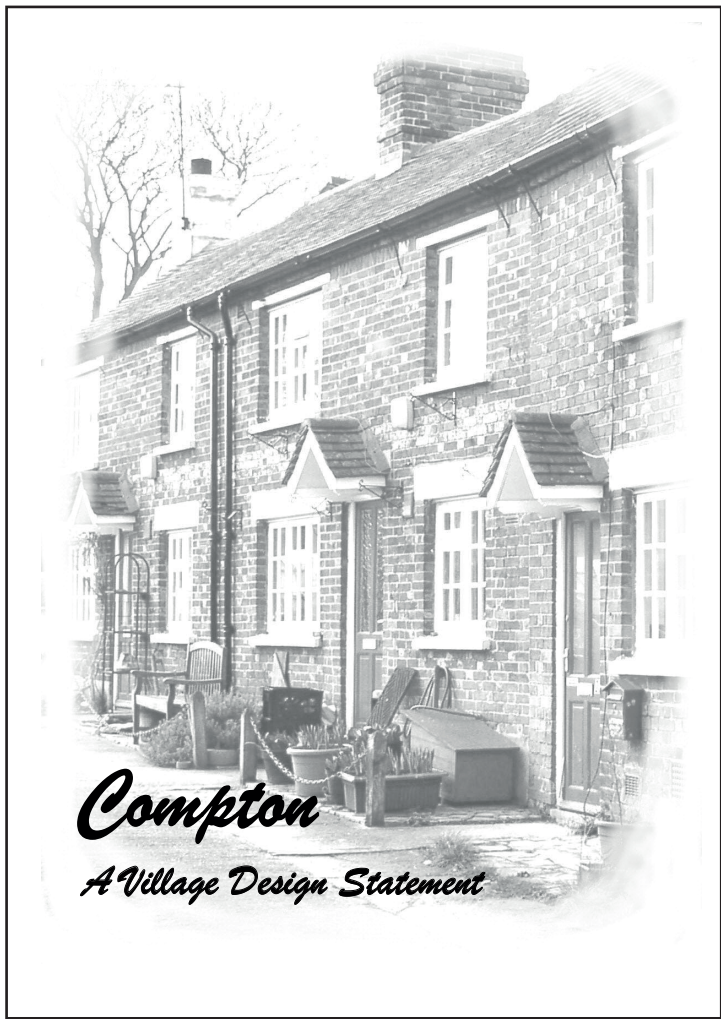
A NDP can deal with the issues the community considers are relevant to their area. It can allocate land for development and establish general planning policies for development and the use of land in a neighbourhood. The detail of the plan can be tailored to the wishes of local people. It must be in general conformity with the Development Plan, and cannot be used to prevent new development.

What are the benefits of a Neighbourhood Plan?

To help deliver their vision communities that take a proactive approach by drawing up a NDP and securing the consent of local people in a referendum, will benefit from 25% of the revenues from the Community Infrastructure Levy (CIL) arising from the development that takes place in their area. The use of neighbourhood funds should therefore match priorities expressed by local communities, including priorities set out formally in neighbourhood plans.



- A Neighbourhood Plan can be used:
- To define how Compton’s role as an indentified Service Village in the Core Strategy will be defined;
 - To choose where new housing should go;
 - To choose where new industry and employment should go;
 - To control the size of new developments;
 - To fix housing density;
 - To set a boundary for new development;
 - To protect green spaces;
 - To design out crime;
 - To protect gaps between towns and villages;
 - To define what makes up local heritage and secure it;
 - To set out how development should conserve the landscape character and scenic beauty of the Area of Outstanding Natural Beauty;
 - As a tool to update the current Village Design Statement



- A Neighbourhood Plan cannot be used:
- To prevent development;
 - To create policies that are in conflict with the West Berkshire Local Plan;
 - To propose less development than identified in the West Berkshire Local Plan;
 - To impose unreasonable burdens on new development;
 - To address non-land use matters, such as litter, dog fouling, street lighting etc



4. Stages to create a Neighbourhood Plan

Following the designation of the Compton Neighbourhood Area we are at the very start of the Neighbourhood Development Plan (NDP) process.

Stage 1 - Identifying Issues and Aims

Writing a NDP is a fantastic way to become more involved in your local area. Your NDP steering group will need to talk to lots of people locally - residents, businesses, community groups, schools - to find out what's important to them about where they live, what they'd like to improve and what their vision is for the local area. The steering group will also need to gather evidence to back up the ideas that the community want to see.

Stage 2 - Developing Policies

Using feedback and evidence, the next job for the NDP process is to write the planning policies that will make our community's vision a reality. As the NDP is developed there will be ongoing community engagement on the draft proposals.

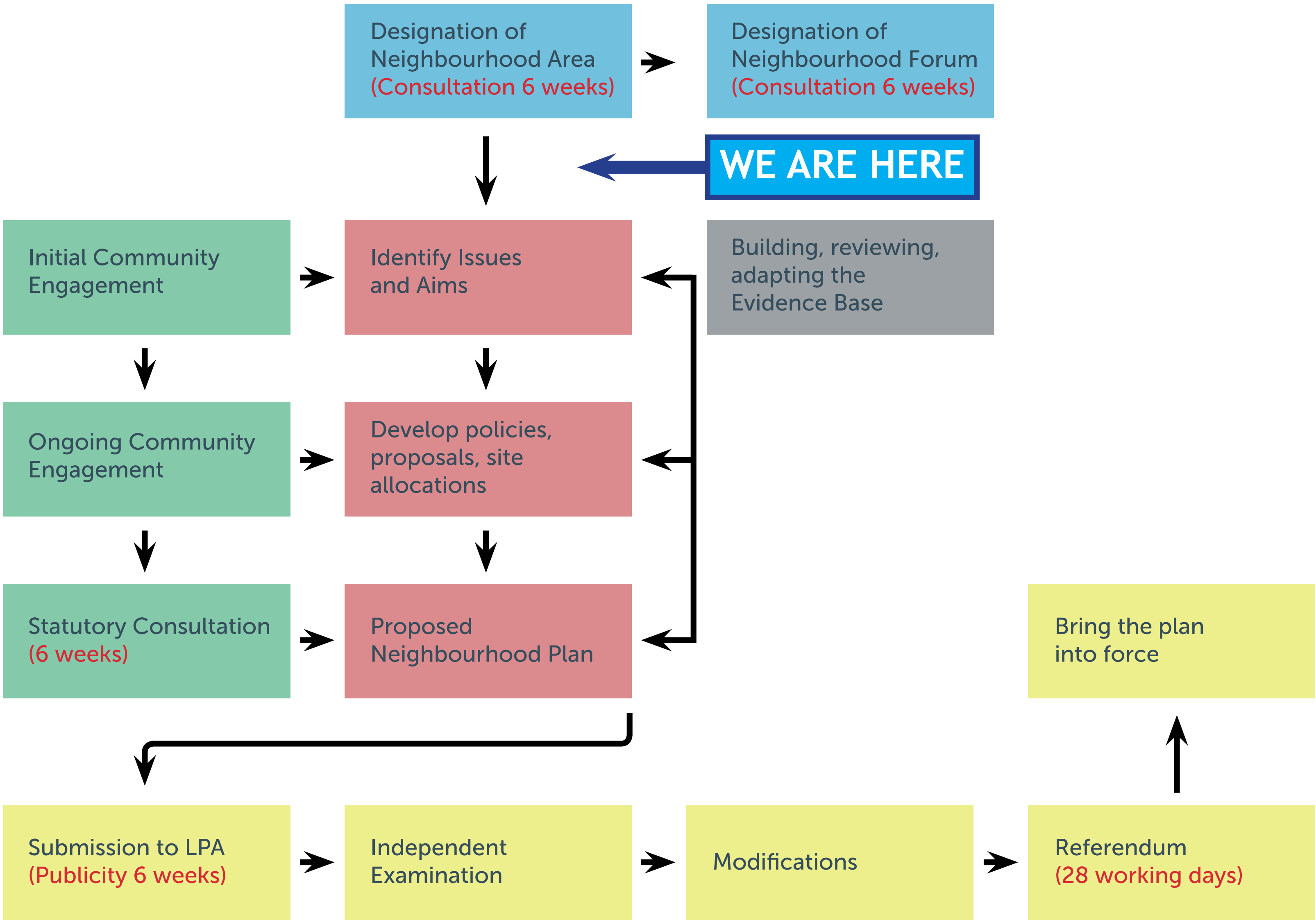
Stage 3 - Submission of the NDP

Once the draft NDP is complete, it's submitted to West Berkshire Council. They'll check that we've followed the correct procedures, provided evidence to back up your planning policies and we've involved the whole community in the process. The Council will arrange for an independent planning inspector to check that the NDP meets the basic conditions:

- having regard to national policies and advice contained in guidance issued by the Secretary of State;
- the making of the NDP contributes to the achievement of sustainable development;
- the making of the NDP is in general conformity with the strategic policies contained in the development plan for West Berkshire;
- the making of the NDP does not breach, and is otherwise compatible with, EU obligations.
- prescribed conditions are met in relation to the neighbourhood plan and prescribed matters have been complied with in connection with the proposal for the neighbourhood plan.

Stage 4 - Referendum

Finally, if the plan passes these tests, the local authority will organise a public referendum (vote), so that everyone who lives in the Compton Neighbourhood Area can decide whether they support it. If more than 50% of the voters are in favour of the NDP, the local authority must bring it into force. This means that it will form part of the statutory Development Plan for West Berkshire, so any decisions about whether or not to grant planning permission in the Compton Neighbourhood Area in the future must be made in accordance with your neighbourhood plan, unless material considerations indicate otherwise.



Source - <http://locality.org.uk/wp-content/uploads/Quick-Guide.pdf>



5. Skills we need



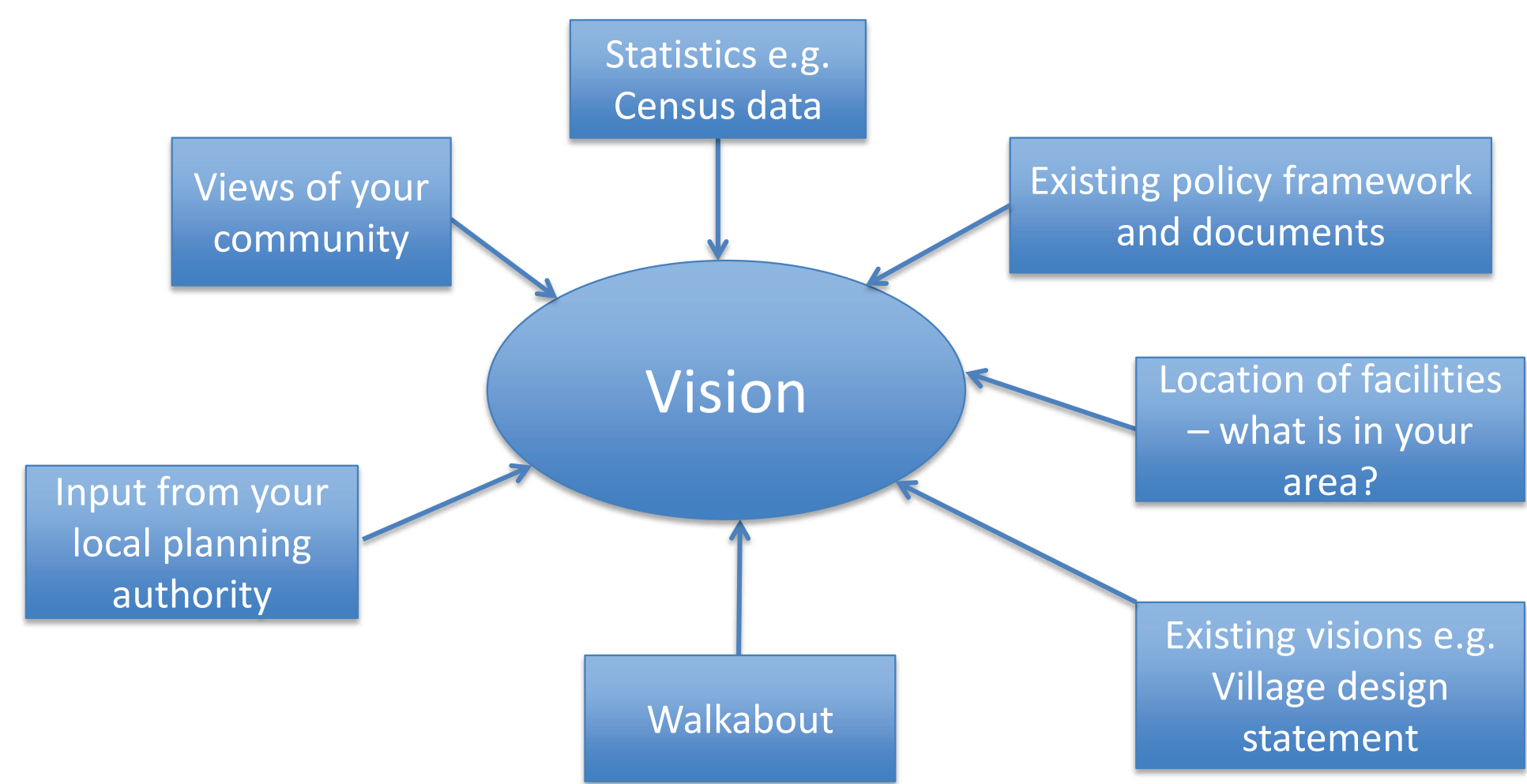
Be part of the creation of YOUR Neighbourhood Plan

Compton Parish Council is responsible for neighbourhood planning in our designated neighbourhood area.

The Parish Council have chosen to produce a NDP and this launch event is the first of many opportunities for the Parish Council to work with other members of the community who are interested in, or affected by, the neighbourhood planning proposals to allow them to play an active role in preparing a NDP. We need many skills to help us create the NDP.

The Parish Council will be establishing a steering group committee under section 102(4) of the Local Government Act 1972 and appoint local people (who need not be parish councillors) to those bodies. The purpose of the committee will be to prepare the NDP in consultation with the community and all stakeholders. Members of such committees or sub-committees would have voting rights under section 13(3), (4)(e) or (4)(h) of the Local Government and Housing Act 1989. The terms of reference for a steering group or other body will be published and the minutes of meetings made available to the public.

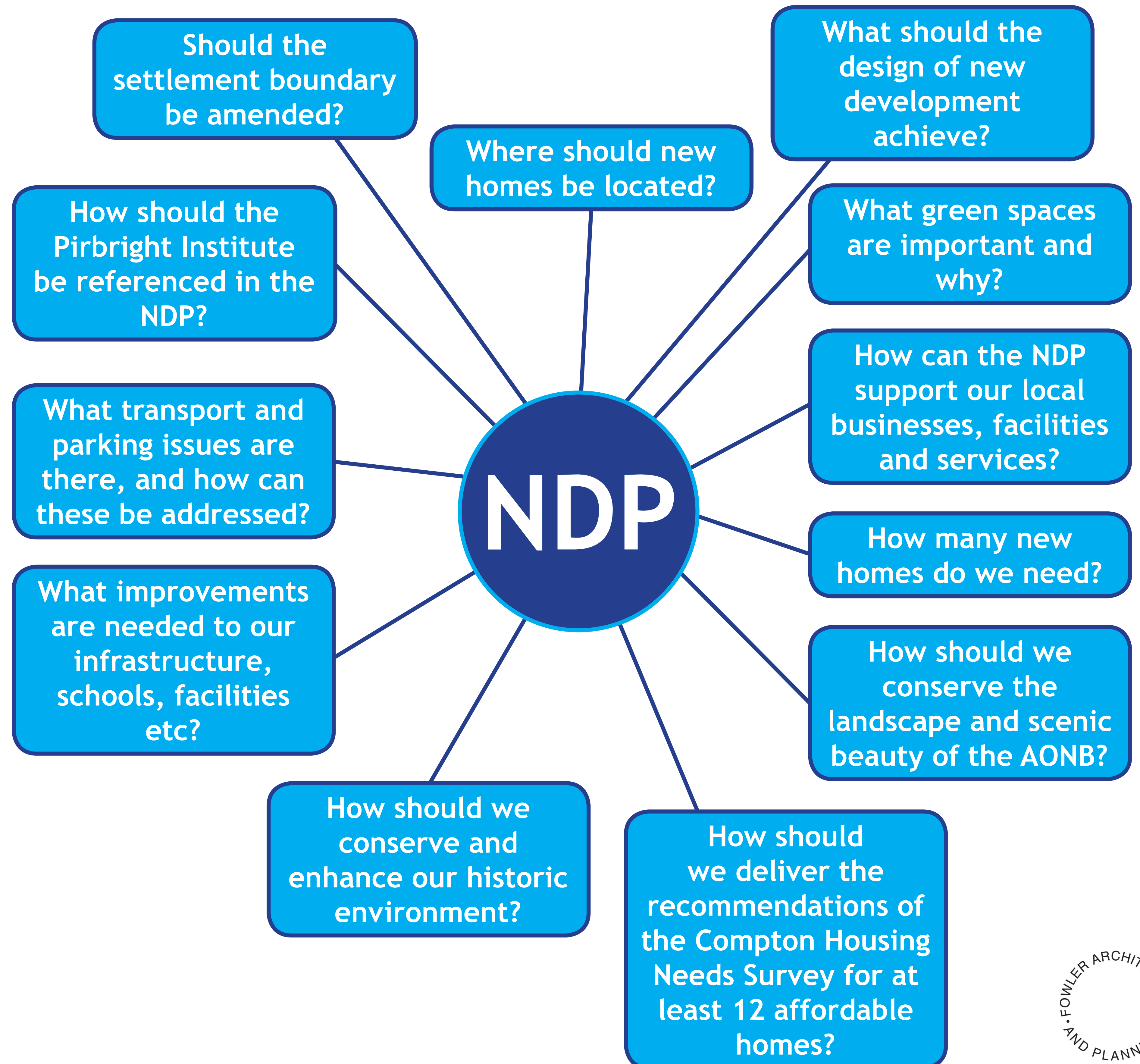
Please speak to a member of the Parish Council today to register your interest.



Next Steps

As we start to embark on creating the Compton NDP we have identified these four initial steps in the process:

1. Establish the steering group;
2. Establish a Project Plan;
3. Visioning to develop our aims and objectives; and
4. Questionnaire, Surveys and gathering data.



@ComptonNeighbourhoodDevelopmentPlan

9. Appendix 2: 2017 Initial Community Questionnaire

Thank you for attending the Compton NDP Launch



What are the five most important planning topics and issues that the Neighbourhood Development Plan should address? Please order the topics and issues with '1' being of most importance to you. (please continue overleaf with any comments)

1	
2	
3	
4	
5	

Name

Address

.....

Email

Please tick here if you wish to be kept informed of the Compton NDP

Please tick here if you wish to get involved with the Compton NDP
of any experience / qualifications that is relevant to the NDP

☐
☐

Please also add details below

.....
.....

Please return this form either in the box provided today, or to Wilkins Centre, Burrell Road, Compton, RG20 6NP by 4th July 2017

<http://www.comptonndp.org.uk> | <https://www.facebook.com/ComptonNeighbourhoodDevelopmentPlan/>

10. Appendix 3: CCB Report on Housing Need for Compton



**REPORT ON HOUSING NEED
COMPTON
November 2016**

Arlene Kersley
Rural Housing Enabler for Berkshire

Contents

Report Summary	1
Background	
Introduction - The Rural Housing Enabler Project & Rural Exception Sites	2
Compton Context	3
Availability & Affordability of Housing	4
Housing Need Survey - Method	7
Survey Findings	
Part 1	8
Part 2 – Housing Need	14
Conclusions and Recommendations	21
Appendices	
1. Comments	
2. West Berkshire Council Policy HSG.11 Provision for Affordable Housing on Rural Exception Sites	
3. Housing Need Questionnaire	

Report Summary

Housing Need in Compton

This study was carried out on the request of Compton Parish Council, to identify local affordable housing need in Compton. The evidence provided in this report can be used to inform a Neighbourhood Development Plan but more importantly, should be considered in terms of identifying potential sites for the development of a rural exception site in Compton, to meet the housing needs of local people.

This report follows previous reports in 2009 and update in 2012.

Key findings:

- There was a 26% return rate of the surveys distributed (170/650).
- There is significant support for development of affordable housing to meet local needs: 71% of responses, (121/170).
- There is significant aspiration for home ownership in Compton. Some of that will be met within any new development at IAH. It can be assumed that general development at IAH 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.
- Many of the respondents did not provide detailed information, but where it is provided, aspiration for homeownership may be unmet due to insufficient earnings and savings.
- As of November 2016 there were 41 households registered on the West Berkshire Housing Waiting List with a local connection to Compton. The greatest need identified is for 1 and 2 bedroom properties.
- This survey has identified 18 households with some level of affordable housing need. The need is for a mix of 1, 2 and 3 bedroom properties and for mixed tenures of *Affordable Rent* and *Shared Ownership* as follows (See Tables 7 and 8 for detail)
- There has been an increase in the need, particularly by single people, since the previous survey in 2009.

Despite development that is already in the planning system for Compton, development of a rural exception site to meet the affordable housing needs of local people, is recommended. 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.

This assumes that at least some of the additional needs on the West Berkshire Housing List will be met within the affordable element of proposed development on the IAH site.

Tenures would need to be reviewed in the future should such a development come forward. There is a considerable difference between the aspirations of the general community to provide more ownership opportunities for local people, and the actual demand for this type of tenure and ability to afford it from the local community. Shared Ownership is a popular option in general, however on a rural exception site, where the

properties are tied to local people, it can be difficult to find local people that meet both financial eligibility and the local connection criteria.

Anyone wishing to be considered for affordable housing **must** be on the West Berkshire Council Housing Register.

A survey of this type provides only a snapshot in time. The findings are an indicator of current housing need in Compton. Any decision to progress towards development of a rural exception site requires the support of the Parish Council and further community consultation.

Background

Introduction - The Rural Housing Enabler Project and Rural Exception Sites

The Rural Housing Enabler (RHE) for Berkshire, came into post at CCB (the Community Council for Berkshire) in September 2005. The purpose of the Rural Housing Enabler project is to work with rural parishes to help them to identify local need for affordable housing. Where there is affordable housing need, the Enabler liaises between the community, the local authority (West Berkshire Council) and other appropriate experts (e.g. Housing Associations, Landowners etc.) to facilitate the development of affordable housing to meet the needs of rural communities.

This need is met principally through the use of 'rural exception site developments.' These are sites that would not normally qualify for planning permission, but may be given exceptional planning permission provided the development is small (generally about 6 -12 units) and meets a proven local demand. Local need is proven by means of a current Housing Need Survey.

Affordable housing on a rural exception site differs from the affordable housing that is built as a percentage of regular open market development. It is ***reserved for those with a local connection and is maintained as affordable housing for local needs in perpetuity.*** There is no right to buy on these sites, although the 2011 National Planning Policy Framework has introduced the allowance for limited development of market housing on exception sites in order to cross-subsidise the development of the affordable homes.

See Appendix 2 for West Berkshire Council Policy HSG.11 – Provision for Affordable Housing on Rural Exception Sites and the relevant National Planning Policy Framework clauses.

Rural exception sites are exceptions in planning terms. They allow home building in areas that would not normally ever receive planning permission such as areas outside existing development envelopes or areas of planning constraint like Greenbelt or AONB (Areas of Outstanding Natural Beauty).

It is only through the development of a rural exception site or a Community-led development like a Community Land Trust, whereby the local community takes full responsibility for the funding, control of development and subsequent management of

a housing development that has the express aim of benefiting the community, that homes can be reserved for local people.

All other affordable housing is built to meet the statutory housing needs of the local authority housing waiting list and is based on priority need, not local connection.

Compton Context

Compton Parish Council has commissioned a number of housing need surveys over the years. In 2002 the Rural Housing Trust undertook a survey to inform the Parish Plan which indicated there was a need for small homes in Compton.

In 2009 the RHE at CCB conducted a new Housing Need Survey for the Parish Council. The results of a previous survey in 2009 were published just before The Pirbright Institute announced its intention to close the facility at Compton. In the intervening years there has been considerable uncertainty regarding the future development potential of the site. Further actions regarding potential rural exception site development in Compton was shelved at that time. The RHE wrote a supplementary report in 2012 with an update identified through a Registry of Interest exercise.

As a result of the site closure announcement, in September 2013 West Berkshire District Council adopted The Pirbright Institute Site, Compton, Supplementary Planning Document¹ which was produced in consultation with the key stakeholders including the community. This document sets out development guidance for the area vacated by the Pirbright Institute. .

Compton Parish Council are now considering drafting a Neighbourhood Development Plan to help set-out the future of development in Compton. This is in particular response to development plans at the Pirbright Institute, which closed earlier this year. It is also a response to concerns about the loss of accommodation provided by the site to employees that is no longer available, and resultant recent losses in employment.

The Compton Parish Plan and Village Design Statement provide a wealth of information on the local character of Compton and the community aspirations for future development of the village.² Though these documents are now somewhat dated but remain useful for context.

Most notably the village is located in the heart of the North Wessex Downs Area of Outstanding Natural Beauty (AONB) and is characterised by chalk downlands. It sits on a chalk aquifer and is the origin of the winterbourne River Pang. There are areas in Compton that are identified as flood zones.

¹ <http://info.westberks.gov.uk/CHttpHandler.ashx?id=36532&p=0>

² Compton Parish Plan, April 2005, ISBN: 0-9539490-1-X Compton Village Design Statement October 2005 updated April 2006

The area is largely characterised by arable farmland, with small areas of ancient woodland. To the north is the Ridgeway National Path, which is an attractive destination for walkers and ramblers through the AONB.

Transport links to the village are limited; with the nearest rail stations at Goring, Thatcham and Newbury. Access to the A34 is available locally at East Ilsley, and provides easy access to the M4 as well as to locations north towards Oxford and the M40. Increasingly Compton has become a commuter village, due to loss of local employment but easy access to highways.

There is a village shop and post office as well as a popular pub. Compton has a well-used Village Hall and recreation ground. There is a Primary School, and importantly, the Downs School, one of the principal secondary schools serving West Berkshire, is located in Compton.

According to the 2011 census, Compton has a population of approximately 1,557 people living in 602 households. This is not a significant increase on the previous (2001) Census figures which indicated population of 1521 in 549 households. Given recent growth this survey assumes household figures of approximately 650.

In housing terms any parish with a population below 3000 is classified as rural. In addition, Compton is identified in the Statutory Instrument of 1997 No.625, The Housing (Right to Acquire or Enfranchise) (Designated Rural Areas in the South East) as a Designated Rural Area. As a result of this designation the rights of tenants with long leases to enfranchise (buy) and the right of tenants of registered social landlords to acquire their homes under section 16 and 17 of the 1996 Act do not apply.

This legislation is important for 2 reasons; firstly it clearly identifies Compton as rural and therefore eligible under Planning Policy Statement 3 (PPS3) for rural exception site development. It also guarantees that any homes developed as part of a rural exception site have no 'Right to Buy' and can be preserved as affordable housing in perpetuity.

This designation is particularly important given recent changes that will soon allow Housing Associations to participate in a Voluntary Right to Buy. Tenants of Housing Association properties will be able to purchase their homes, whereas prior to 2015 they could only buy Council properties (or in the case of Local Stock Value Transfer, buy properties that Sovereign Housing took over from Newbury District Council).

Availability and affordability of housing in Compton

Table 1 below indicates the tenures of the properties in 2011. There is likely to have been some growth since the 2011 Census.

There is not currently a rural exception development in Compton, therefore any existing affordable housing that becomes vacant will be allocated according to the West Berkshire Housing Policy and not necessarily according to local connection.

Tenure	Count	%
All households (lived in dwellings)	602	

Owner occupied (with or without a mortgage)	386	64%
Housing Association/Registered Social Landlord rent	134	22%
Shared Ownership (Part Owned / Part Rent)	4	<1%
Private rent or other rented tenure	68	11%
Living rent free	10	<2%

Table 1: Tenure based on 2011 Census³

West Berkshire District Council Housing Needs Register

- As of the 10th November 2016 the West Berkshire District Council Common Housing Register had **2371** households registered.
- 269** of these have indicated some preference for housing in Compton, with the greatest need for 1 and 2 bedroom properties.
- The vast majority of people that have registered a 'preference' to a particular parish are likely to have registered a preference for anywhere in West Berkshire as they do not want to limit their chances of getting a home. A preference is not a local connection.
- 41** have indicated a local connection to Compton, with the greatest need for 1 bedroom properties.

Bedroom Size	Preference	Local Connection
1 Bed	132	18
2 Bed	96	16
3 Bed	31	5
4 Bed +	10	2

Table 2: WBC waiting list figures: Compton

Only those people with a proven local connection to a village can access housing on a rural exception site. Those with a stated local connection do not need to provide evidence of their local connection until they receive an offer of housing on a site that has a local connection condition attached to it, such as a property on a rural exception site.

Existing Housing Association stock

In 2009 A2 Dominion Housing Association developed 10 units of affordable housing on the Lowbury Gardens (David Wilson Homes) development of 33 houses. At the time 7 were for rent and 3 for shared ownership. However, there will not be any local connection criteria attached to the allocation of these homes as they are part of a general development.

In 2009 Sovereign Housing Association were managing 105 individual units in Compton as follows:

Total General needs 105

Property type	Number of bedrooms					Total
	0	1	2	3	4	
House		1	21	44		60

³ Source: Office for National Statistics Crown Copyright www.neighbourhood.statistics.gov.uk

Bungalow		4	6	1		11
Flat		10	26	0		34
Total		15	53	45		105

Table 3: Information provided by Sovereign Housing Management Team

Homes to buy and rent

The table below shows house sales in Compton from the Land Registry for a twelve month period from October 2015 through September 2016.

HOUSE SALES IN COMPTON – October 2015 to September 2016			
Date of Sale	Location	Property Type	Value
20/07/2016	Whitewalls Close	D	£490,000
27/05/2016	Shepherds Mount	D	£445,000
15/04/2016	Meadows Close	T	£284,950
13/04/2016	Churn Rd	SD	£400,000
13/04/2016	Shepherds Mount	D	£425,000
23/03/2016	Coombe Rd	SD	£712,000
26/02/2016	Burrell Rd.	T	£260,000
19/02/2016	Meadows Close	T	£273,750
08/01/2016	School Rd	SD	£369,000
21/12/2015	Fairfields	F	£173,000
21/12/2015	Shepherds Rise	D	£295,000
18/12/2015	High St	D	£355,000
18/12/2015	Fairfields	SD	£335,000
30/11/2015	Coombe Rd	D	£1,250,000
04/11/2015	School Rd	SD	£360,000
30/10/2015	Lowbury Gardens	F	£222,000
29/10/2015	Newbury Rd	D	£300,000
29/10/2015	High St	D	£675,000
19/10/2015	Horn St	T	£317,500
02/10/2015	Manor Crescent	SD	£303,000
Average:			£412,260
Median:			£326,250
Lower quartile average:			£284,950
Land Registry data taken from: www.rightmove.com ⁴ 27 September 2016			
CURRENT LISTINGS			
Property	Type	List Price	
14 new and resale properties listed on Rightmove.com	Range of properties 2-5 bedrooms	Avg:	£ 500,318
		Median:	£ 483,000
		High:	£ 950,000
		Low:	£ 315,000
Rentals – only 2 properties found across a number of different sites a 3 bedroom and a 4 bedroom both over £1000 pcm unfurnished.			

Table 4: Land Registry data

This indicates that the cost of a basic entry level property in Compton is currently in the region of £275,000. Median gross annual pay per head of resident in West Berkshire for 2016 was £28,377 per annum. (mean: £35,326)⁵ To purchase such a property in Compton, assuming a 10% deposit minimum, would require **nearly 9 times the median single income.**

⁴ © Crown copyright 2009

⁵ National Office of Statistics 2016 Annual Survey of Hours and Earnings Provisional (ASHE Gross Annual Income, Table 8.8a)

The average household income indicated by respondents to the survey in housing need is significantly below this range.

Housing Need Survey - Method

The format of the questionnaire was agreed between the Parish Council and the RHE according to a national format. The forms were printed by Compton Parish Council. The survey was publicised in the Parish Council newsletter “Compilations”, in the March 2016 edition. The questionnaires were hand delivered as an insert in the September edition of the Compilations, which goes to all households in the parish and was also publicised on posters around the village.

Forms were returned directly to the Rural Housing Enabler in Freepost envelopes, with a closing date for the return of forms of 24th October 2016. Additionally a web link was provided for electronic responses where preferable. The web link was also publicised on posters and in press releases.

Part 1 of the questionnaire is designed to survey all residents about their attitudes towards development and the availability of affordable housing in the village, as well as capture any requirements from current residents for adaptations to their home or intentions to move in the near future and reasons why.

Part 2 is aimed specifically at those people who consider themselves to be in housing need and is designed to help measure the level of need for affordable housing by those people with a local connection to Compton.

The RHE has collected the data from all returned forms and analysed it as follows.

Survey Findings

Total forms distributed	-	650
Returned by Freepost	-	101
Electronic responses	-	69
Total returned	-	170
% Return	-	26%

26% is considered to be a very good rate of return in a survey such as this one. Rate of return tends to be lower on a single issue survey then it would be on a more comprehensive survey such as the Parish Plan Questionnaire, where the issues have a broader impact on the residents.

Part 1 – for the whole community

Primary or Secondary Residence

Impact of second home ownership does not appear to be an issue in Compton, as none of the responses indicated that their home in Compton is a second home. In Berkshire second home ownership does not seem to have any impact on affordability,

unlike in coastal and national park areas in the country where the impact is significant. 166 respondents ticked that their main home is in Compton with 3 leaving the question blank.

Question 2. How long has your household lived in Compton?

There was a good spread of responses spanning people who have recently arrived in the village to people with lifelong connections. However there were substantially more responses from people who have lived in Compton for 30 years or more (30%).

Typically in a survey such as this, a higher response rate comes from people with the greatest number of years invested in the community. 42% of this response is from people with more than 21 years in Compton which is very high. It may simply be that turnover in Compton is not very high.

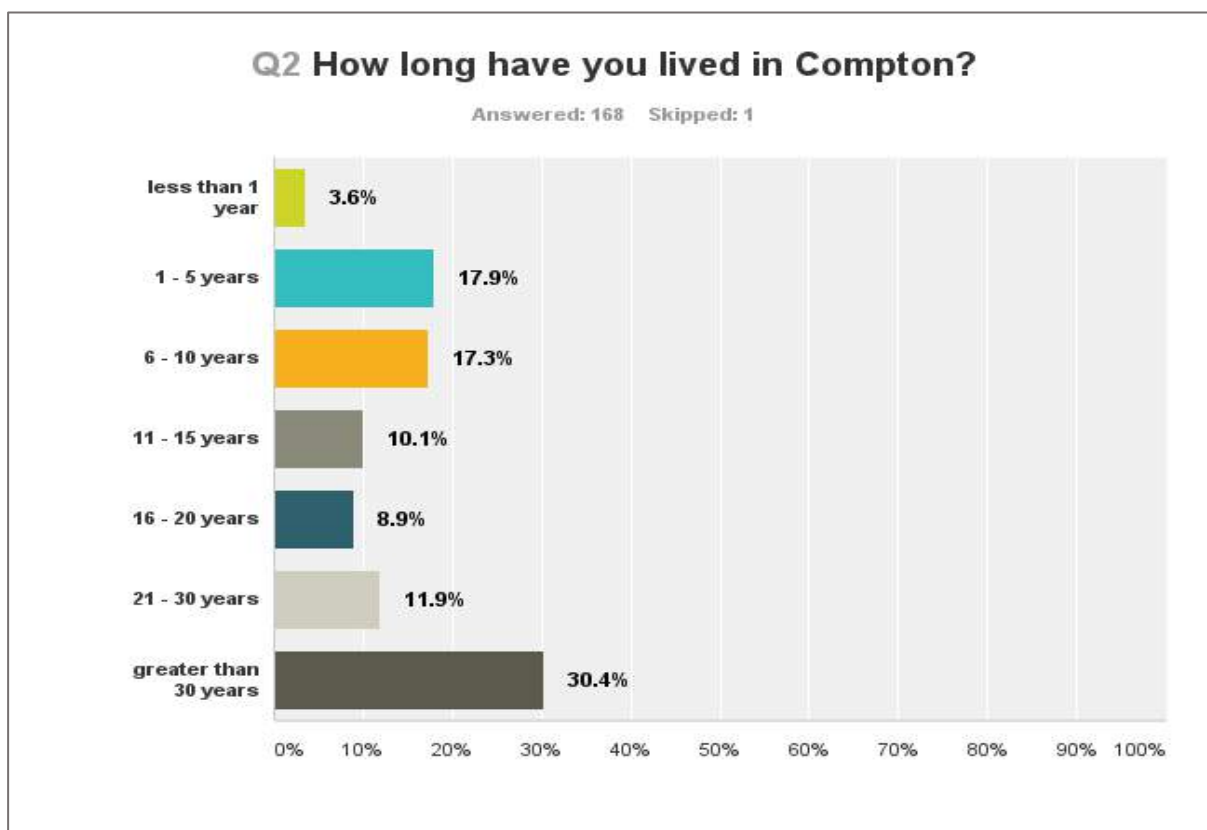


Chart 1 – Length of residency in Compton

Sample house type, tenure and size

Nearly all of the respondents (98%) live in houses, (detached, semidetached, terraced or bungalows) Less than 2% of the responses were from people living in flats, maisonettes or apartments or any other type of housing. There were no responses from people living in alternative types of accommodation such as caravans, or park homes and none from people in any residential care properties. This is fairly consistent with 2011 Census data.

Type of dwelling	Response count	Response percentage	2011 Compton	2011 all of West Berkshire
------------------	----------------	---------------------	--------------	----------------------------

			Census Figures	
House (detached, semi-detached, terrace, or bungalow or terrace)	164	98%	544/90%	85%
Flat, maisonette, apartment or bed-sit	3	2%	55/9%	14%
Park Home / Caravan	0	0	3/.5%	1%

Table 5: Dwelling type

The tenure of the sample was fairly distributed between residents of owner occupied homes and rented properties and the responses are similar in percentage terms to the 2011 Census.

Tenure	Response count	Response percentage	2011 Compton Census Figures	2011 all of West Berkshire
Owned (with mortgage or without)	127	75%	386/64%	70%
Shared Ownership	0	0	4/1%	1%
Rent from Private Landlord	11	6.6%	68 / 11%	14%
Rent from Housing Association	25	15%	134 / 22%	14%

Table 6: Tenure

The great majority of responses came from people living in 3 and 4 bedroom homes. (see Chart 2 below). This may indicate a shortage of available smaller properties.

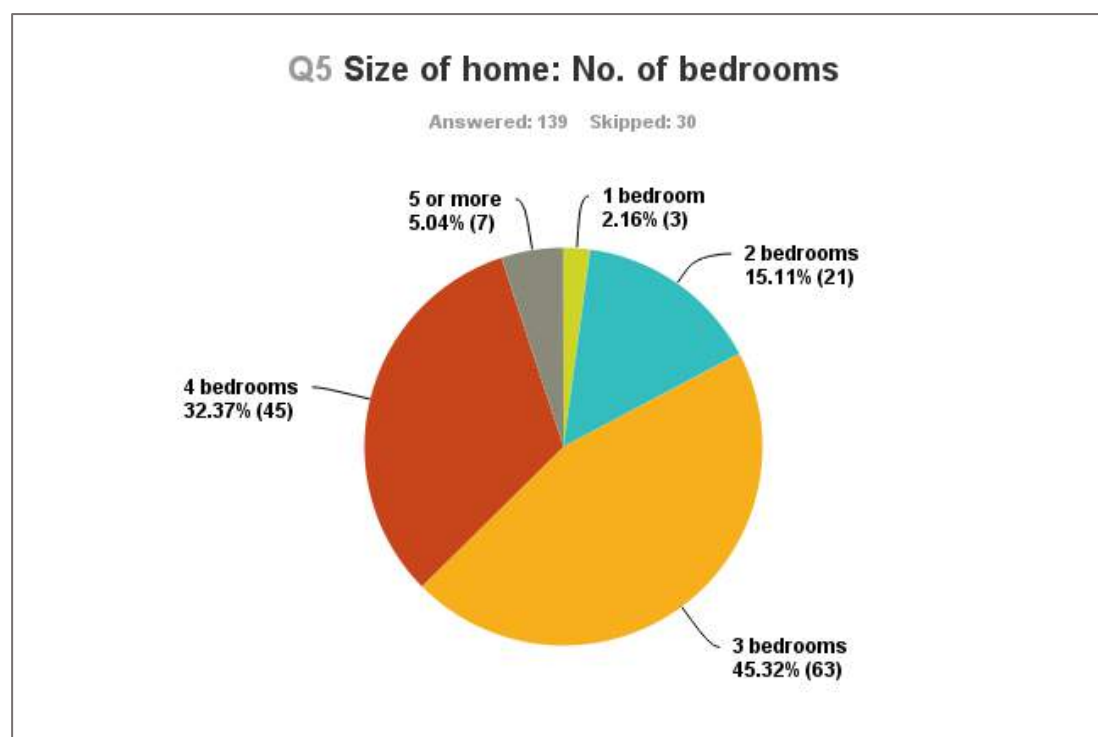


Chart 2: Property size

Sample household make-up

There were 166 households that responded to this question made-up of 460 individuals.

Primary respondents (those that filled in the survey on behalf of their household) were:

- 47% (76) Male
- 53% (86) Female

Breakdown of household size:

- 1 person households - 29 (17%)
- 2 person households - 57 (34%)
- 3 person households - 24 (14%)
- 4 person households - 40 (24%)
- 5 person households - 13 (8%)
- 6 person households - 1 (>1%)
- 7 person households - 2 (1%)

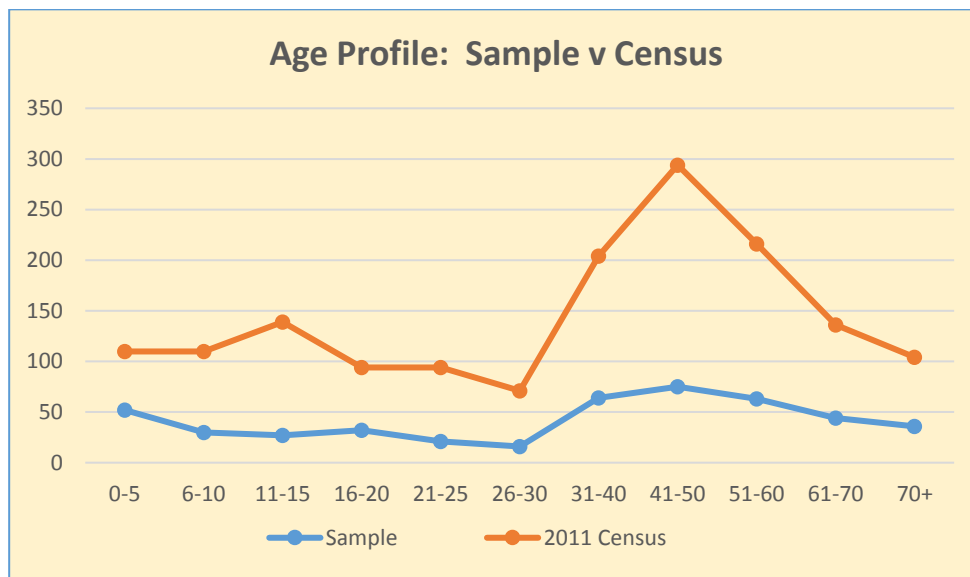


Chart 3: Age spread

It is useful to test the survey sample against Census data in order to identify whether the survey is likely to be representative of the general population in the area.

The age spread of the sample is shown as the blue line in Chart 3 above. This is compared with the age spread of the total population of Compton as identified in the 2011 Census (orange line). The chart indicates that the sample population actually relates well with the total demographic. Though typically there was a lower response rate from ages between 31 and 60 (with the result that we see less response from families with children age 6 – 15). These are the age groups that are often difficult to get a response from in this type of survey, as they often commute and have busy work and family lives. They often do not consider themselves directly affected by a single issue like affordable housing and do not complete this sort of survey.

This survey also reflects a higher response rate from the 60+ ages, as they are often the group with the most time invested in a community and more available time to respond to surveys.

The responses also indicate that the greatest majority of responses from head of households and their partners/spouses (Person 1 and 2 below) work further than 10 miles away from Compton.

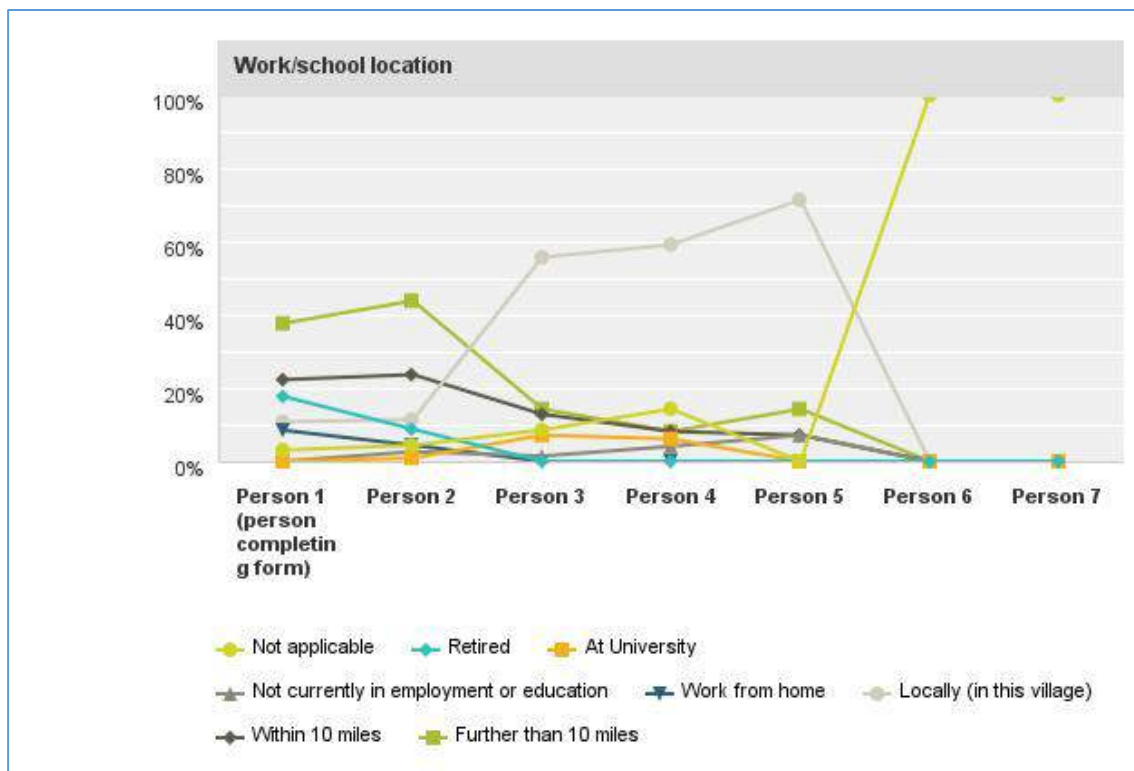


Chart 4 – Travel to work/school distance

Have family members left the village due to difficulties finding suitable housing locally?

There were 25 positive responses to this question, which is unusually high, 15% of the responses. Of the 25, twenty two also completed Part 2 of the survey.

Do you or members of your household expect to move within the next 5 years?

Again there was a very high 'yes' response to this question, 30 (18%) responded yes and 19 (11%) uncertain. 24 of these completed Part 2 of the survey. Where reasons were given they are summarised below:

- 10 commented that their need is for a 'first' home outside of the family home.
- 4 indicated they intend to move on completely (2 due to a lack of affordability in the area)
- 3 anticipate a need for a larger home
- 3 are particularly concerned that current property, which is privately rented may soon be sold and they have an uncertain future.
- 2 hope to be able to purchase their own home in the next 5 years.

Special housing needs

Despite the higher age profile of the response sample there were very few people that indicated any need for specialist housing services:

- Residential / extra care / assisted living / sheltered – 1
- Adaptations to improve physical access due to disability – 1*

*This respondent indicated problems with a shower but did not give any contact information.

Support for a small development to meet local needs

A significant majority of the sample population indicated support for a small development of homes to meet local need, only 18% were against such a scheme.

- 71% (121) in favour
- 14% (24) against
- 9% (15) not certain
- 6% (10) forms were returned with this question blank.

Site suggestions where a scheme might be developed

There were 50 individual responses to this question ranging from specific site suggestions to general comments. Some listed more than one possible option. Obviously the site most mentioned is the old Institute site which is due to be redeveloped in any case. Unfortunately as a general development site land values are such, that this is not an appropriate location for a rural exception site to meet local needs. However it is true that as part of the general development there will be a percentage of affordable housing, they will not be earmarked for local people, but will be identified to meet to statutory affordable housing needs as identified by West Berkshire.

Possible site suggestions are listed below without prejudice and without the author's local knowledge. Landowners have not been contacted regarding the availability or suitability of these sites for such a scheme.

Some of the suggestions may be referring to the same locations:

- Re-use of the land at the Institute – 35
- Land near or south of Downs School. Newbury Road – 3
- Field between the old Railway line and the Church – 3
- Opposite the Primary School (Mayfield's Farm) – 2
- Pumping Station / Station Rd – 2
- The Paddock (this could be anywhere) - 2
- Mr Cundell's Field – 2
- By the Scout Hut – 2
- Shepherds Mount – 1
- West of Comb Road – 1
- One suggestion that a new primary school be developed on the Institute site and the existing school be redeveloped for local affordable housing.

If there is a need for local affordable housing, site appraisals of all potential sites need to be done before any further action can be taken. Site appraisals determine whether sites are suitable for rural exception development. There are many obstacles to the development of an exception site such as:

- The land must be made available at low cost
- The land should not be land that has been identified for development purposes and should not have a significant planning history
- The land must be accessible
- Development must form a natural continuation of the village
- Development must not have a negative landscape impact
- The community must support such a scheme

Summary of additional comments

There were 46 forms that included additional comments. A full list of the comments is attached in Appendix 3 of this report. Following is a summary of the key points.

- Provision available within the redevelopment of the Institute of Animal Health should be sufficient (though it will not be for specific local needs).
- Lack of infrastructure to support more development (school places, doctors, transport, jobs, sewers, etc.)
- Stop allocating existing (and new) affordable homes to people from outside the area.
- A number of comments from people who cannot afford to live in Compton and expect to have to leave.
- Useful to have provision for older people (though this survey did not reveal any particular need)
- Useful to have a definition of 'small' development (according to the need identified, but generally a rural exception site is between 6 and 12 units)

Part 2 – Housing Need

Part 2 of the survey was completed by 30 of the respondents indicating some level of housing need. This represents 17.5% of the total return or 4.5% of the total households in Compton.

However a significant number of people (7) that claimed to be in need of affordable housing did not provide any substantial information in Part 2 to substantiate their claims.

Additionally in three instances there were two forms completed by one household, one paper copy and the other online, or where both partners in a household completed the online form. Hence three households rather than 6 households in need of affordable homes. No doubt this was done unknowingly by each partner.

Therefore the following analysis is based on a need from 19 respondents.

Aspiration to home ownership

A large number of the responses were from people with an aspiration to home ownership or people who already own homes who aspire to larger homes. These do not represent affordable housing need in Compton.

- 1 form was completed by a family already in ownership of a home, they anticipate a need for a larger home in the next 5 years, but not affordable need.
- There are two examples of households in Housing Association rented properties that would like to purchase a property. In both cases there is sufficient deposit and income for them to do so. This example is of note for two reasons:
 1. Should these families purchase properties on the open market then the Housing Association properties they live in will become vacant for new people.
 2. There is a recent move to allow tenants to purchase Housing Association properties under what is called the Voluntary Right to Buy, this is currently a pilot and is not likely to be rolled out until 2018. However these families could conceivably buy their current property, at a considerable discount and the property would then be lost as an affordable property in Compton.
- One response that is seeking to purchase on the open market. It is unclear if that is for the whole household or an adult child, no contact information provided, but evidence that there is sufficient income and deposit to access open market options.

In some cases, inability to purchase on the open market may be a supply issue; there may not be properties on the open market that meet the current demand for larger properties (within a price range that existing residents can afford to move up into). This may alter once the IAH site is developed.

In 15 cases there is genuine aspiration for homeownership but savings and income at present are not sufficient to purchase a home at this time.

Older person's needs

None of the responses were from people in specific need of specialist housing services for the elderly.

Current residency in Compton

All but three of the responses were from people currently residing in Compton. These three all have significant connections to Compton (greater than 30 years). All used to live in Compton.

In one case a single adult, upon the death of parents, lost the tenancy to the home they had lived in for many decades and were moved to Newbury despite a lifetime living and working in Compton.

Reasons for need, current tenure and preferred tenure

Reasons for needing affordable housing vary. In some cases there are a number of variables at play. With the exception of one retiree, all of the households that have registered a need for an affordable home have at least one family member in employment.

Table 7 shows the current tenure, preferred tenure, reason for need and family size of the 18 respondents that have affordable housing needs.

	Total in household	Length of connection	Reason for need	Current tenure	Preferred tenure	Likely allocation
1	1 adult	>30 years	First home	With parents	HAR or Starter	1 bed HAR – insufficient income or deposit
2	2 adults, 2 ss children	<5 years	Want ownership, private rent too expensive to save – want HAR while saving	PR	HAR to progress to SO (Rent to Buy?)	2 bed HAR – no deposit insufficient income
3	1 adult	>20 years	First home	With parents	O	1 bed – may want to consider SO or Starter. Can't afford O at present.
4	2 adults	>10 years	First home	With parents	O or Starter	1 or 2 beds O or SO or Starter all possibilities good deposit and earnings
5	1 adult	>25 years	First home	With parents	SO	1 bed – HAR insufficient income, no deposit
6	2 adults, 2 os children	>30 years	Ownership of first home	PR	HAR to progress to ownership SO or Starter	3 bed HAR – insufficient deposit and income to purchase house to meet needs.
7	1 adult	>20 years	Ownership of first home	With parents	O	1 bed - O may be possible given deposit but income limited. Starter or SO could be options
8	1 adult	>10 years	Family breakdown	With step parent	Starter	1 bed - Limited income unknown deposit – Starter or SO may be an option.
9	2 adults, 1 child	>5 years	Change of tenure	PR	SO	SO 2-3 bed an option, have deposit
10	2 adults, 2 os children	>10 years	Change of tenure, either to save or own	PR	HAR or SO /Starter	HAR 2 bed (children under 5). No deposit but income could secure mortgage if deposit could be found.
11	2 adults, 1 child	>20 years	PR – property to be sold	PR	HAR	HAR 2 bed – no deposit insufficient income to secure mortgage.
12	1 adult, 1 child	>30 years	Wants ownership opportunity, happy where they are but increasingly the estate is plagued by anti-social behaviour from outsiders that have been housed there.	HAR	Starter	Impossible situation, no deposit and insufficient income to access ownership. Will stay where they are.
13	1 adult	>20 years	First independent home, has special needs	Live with parents - HAR	HAR	1 bed HAR
14	2 adults	>20 years	First home	Live with parents in PR	HAR	HAR 1 bed – ownership not an option insufficient income and no deposit.

	Total in household	Length of connection	Reason for need	Current tenure	Preferred tenure	Likely allocation
15	1 adult	>50	Move back to Compton – recently had to move when parent died and tenancy was lost. Work and family in Compton	HAR	HAR	HAR 1 bed – insufficient means to home purchase.
16	1 adult	>30 years	Retirement will result in loss of home	Tied to employment	SO	SO 1 bed – has deposit but will have very restricted retirement income. May be eligible for HAR.
17	2 adults, 3 ss children	>20 years	Bigger property – in 2.5 bed	HAR	SO	No deposit and insufficient income for SO. Possible allocation for 3 bed HAR but unlikely unless the use of study as bedroom is classified as ‘overcrowding’
18	1 adult	>10 years	First home, parents moving wants to stay in Compton. Works locally	With parents	SO	SO 1 bed possible. Deposit but limited income.

Table 7: Need - Current & Preferred Tenures.

Key: os = opposite sex, ss = single sex, PR = Private rented sector, HAR = Housing Association Rent, O = Ownership, SO = Shared Ownership, Starter = the proposed Starter Home tenure, AR = Affordable Rent

Only 5 of the responses in table 7 indicated that they are registered on the West Berkshire District Council Common Housing Register. There is a significant discrepancy between the numbers that identified in this survey and those that are registered, with a local connection, on the West Berkshire Housing Waiting List. As a reminder, the West Berkshire Waiting list for Compton currently stands at 41 households that have indicated a local connection to Compton. See table 2 on page 5 for the full breakdown of the demand.

This implies a much higher potential need for affordable homes in Compton than identified through this survey.

Anyone in housing need must register with the West Berkshire District Council Common Housing Needs Register whose staff can confirm eligibility criteria⁶.

Allocations

When being allocated rented accommodation through a Registered Provider (Housing Association), there are strict rules that are applied with regards to eligibility and to the size of property allocated.

The size of any allocated property will be determined by the West Berkshire District Council Housing Options Team. The allocations criteria are based on a combination of factors, including the age and sex of any children in a household and are subject to availability.

Generally, property size is allocated for those meeting eligibility criteria. A separate bedroom is deemed to be needed for⁷:

- Every adult couple (married or unmarried)
- Any other adult aged 16 or over
- Any two children of the same sex aged 16 or under
- Any two children aged under 10
- Any other child.

Where there is dual custody of children, a bedroom is only allocated where a parent has custody for at least 50% of the time.

For those people eligible for Shared Ownership properties the criteria are slightly less rigid. For example, a couple may qualify for 2 bedrooms to account for potential future family growth.

Note on singles: Sadly the Government has introduced significant restrictions on allocations to single people below the age of 35. They are only eligible for housing benefit to cover the cost of housing in a room in a shared house (House of Multiple Occupancy or bedsit). These very rarely exist in rural communities and are not developed on rural exception sites. The development of 1 bedroom flats on rural exception sites is important to meet the needs of local singles. However with the

⁶ West Berkshire District Council Housing Allocations Policy v. 2 17 October 2013
<http://info.westberks.gov.uk/CHttpHandler.ashx?id=35712&p=0>

⁷ Ibid.

changes, allocations can only be made when it is clear that the person can afford the rent.

Local Connection

Local connection for eligibility for a home on a rural exception site, is currently defined within the housing policies of West Berkshire District Council.

Local Connection generally refers to those currently living in a village, working in a village or with family (parents and / or children) living in a village. Priority is given to those with a longer connection.

Should a tenant or part-owner move on, then subsequent tenants are expected to meet the same criteria. If there is no one from the local community that meets the criteria, eligibility cascades out to the neighbouring communities. Local connection takes precedence over priority need on a rural exception site.

Affordable Housing - Financial Eligibility

The indicative household earnings identified in the survey response fall below the West Berkshire average. The income levels indicated provide guidance only. In some cases the respondent may just be able to access a mortgage for a shared ownership property given their income, but only if they are able to access a sizeable deposit. Income and savings information can only be verified when applicants register on the Common Housing Register.

Notes on Tenure and Allocations

Despite significant aspiration for ownership and shared ownership in many cases there is little evidence of sufficient savings or earnings to make that a possibility.

While the demand is for a mixture of tenures, it can prove difficult to find local people for shared ownership properties who meet the financial eligibility requirements.

Affordable Rent - The advent of the Localism Act has introduced a new tenure called 'affordable rent', this tenure is expected to apply to all new build Housing Association rented properties as a condition of grant and will be charged at up to 80% of local private sector rents. No government subsidy will be provided for the development of new homes at rents lower than affordable rents. A proportion of existing housing stock may be transferred from social rent to affordable rent in the future.

West Berkshire District Council expects Registered Providers to keep affordable rents as low as possible. Due to high rent levels in the District, and low supply, preference is for Registered Providers to deliver affordable rents at 70% of Open Market Value (OMV) or below.

Social rented housing – is traditional rented housing owned and managed by local authorities and Registered Providers (Housing Associations), for which guideline target rents are determined through the national rent regime. There is no longer grant funding available from the Homes and Communities Agency to develop properties for social

rent, although some Housing Associations and Local Authorities will subsidise rents if absolutely necessary.

The impact of the new affordable rent regime in Berkshire is as yet unclear. It is assumed that for those people that are particularly vulnerable, Housing Benefit will make-up any shortfall from social to affordable rent. However the new regulations also include benefit caps that will affect the amount of Housing Benefit individuals can receive. Furthermore, restrictions have been placed on the property size criteria, and housing benefit will only be paid according to the size of property a family is eligible for, regardless of if it is a family home where grown children may have moved away.

Shared Ownership - provides opportunities for people who cannot afford open market housing to access the housing ladder and build a share in the equity on the property by purchasing a share of the equity and paying rent to the Housing Association on the outstanding equity. They can over time buy additional shares in their property to increase their equity. However on a rural exception site, residents can never purchase more than 80% of the equity in order to keep the property in the affordable sector for future residents. This option can still be unaffordable and even a 50% share can be too expensive for people on below-average incomes particularly given the costs of a mortgage and the additional rent burden.

As a general guideline, anyone earning less than £24,000 per annum is unlikely to be able to afford a basic entry level shared ownership property. Eligibility for Shared Ownership is capped at household income of £80,000.

Starter Homes – new tenure introduced in the Housing & Planning Act 2016. This tenure is aimed entirely at first time buyers under the age of 40 who will receive a 20% discount on the open market price of designated starter homes. They must stay in the property for a minimum of 5 years before they can sell, and are not allowed to rent the property out during that time. It is proposed that the initial price of these properties will be capped at £250,000. Full regulations have yet to be published. This tenure should not be considered on Rural Exception Sites as they allow for the ultimate purchase of the property.

Other options – Might include Community led development – where the community brings forward development directly through the means of a local community trust. There must be a community interest company or social enterprise set-up to fund, develop and manage the housing, and the development may include any development for community benefit, i.e. affordable homes, community buildings or recreation facilities, community shop or hub. Housing may be built for sale in order to finance the community benefits of the rest of the development.

Self-build – where a prospective homeowner is provided with a serviced plot in order to build their own home. There were 15 respondents to this survey that indicated that they might be interested in self-build options. Self-build could be considered as part of a Community Led Development (see above)

Rent to buy – an option to rent a property for a limited amount of time in order to save to purchase it within a certain number of years. If the tenant is not in a position to

purchase at that time they should be able to continue renting. Like Starter Homes, Rent to Buy is not an appropriate tenancy for a rural exception site given the perpetuity requirements.

Conclusions and Recommendations

A housing need survey is only a snapshot in time of the affordable housing needs of a community. Compton has undergone a number of surveys over the years.

The impact of the closure and redevelopment of the Pirbright Institute has been significant in Compton. It has had an impact on employment and has raised concerns about the changing nature of the village to a dormitory village. It is not without reason that residents have an expectation that, given the significant levels of housing to be developed in the area, the affordable housing should go some way to meet local needs. The reality is that given the nature of the current housing crisis nationally it is unlikely that West Berkshire will be able to meet its statutory housing need without the use of sites like this.

The need evidenced here for affordable homes for local people is significant, however in only a few cases can it be said to represent impending homelessness. It is disappointing that the survey does not capture the need more closely reflected by those people registered on the West Berkshire Housing Waiting List.

Key results are:

- There is significant aspiration for home ownership in Compton. Some of that will be met within any new development at the former Pirbright Institute site.. It can be assumed that general development on that site 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.
- Many of the respondents did not provide detailed information, but where it is provided aspiration for homeownership may be unmet due to insufficient earnings and savings.
- As of November 2016 there were 41 households registered on the West Berkshire Housing Waiting List with a local connection to Compton. The greatest need identified is for 1 and 2 bedroom properties.
- This survey has identified 18 households with some level of affordable housing need. The need is for a mix of 1, 2 and 3 bedroom properties and for mixed tenures of affordable rent and Shared Ownership as follows:

	Affordable Rent	Shared Ownership
1 bedroom	6 units	5 units
2 bedroom	3 units	1 units
3 bedroom	2 units	1 units
Totals	11	7

Table 8. Property need size and tenure

- There has been an increase in the need, particularly by single people since the previous survey in 2009.

Despite development that is already in the planning system for Compton, development of a rural exception site to meet the affordable housing needs of local people is recommended. 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.

This assumes that at least some of the additional needs on the West Berkshire Housing List will be met within the affordable element of proposed development on the IAH site.

Tenures would need to be reviewed in the future should such a development come forward. There is a considerable difference between the aspirations of the general community to provide more ownership opportunities for local people, and the actual demand for this type of tenure and ability to afford it from the local community. Shared ownership is a popular option in general, however on a rural exception site, where the properties are tied to local people, it can be difficult to find local people that meet both financial eligibility and the local connection criteria.

The new Starter Homes tenure does not fit into a rural exception site and should be avoided. Full regulations of this tenure are not yet available. Current proposals do not indicate that they can be preserved for local people in perpetuity. The Housing and Planning Act of 2016 give Local Planning Authorities the discretion to exclude Starter Homes as a tenure for rural exception sites.

It can take a number of years to identify an appropriate site for an exception scheme in that time the precise need may change.

With the introduction of Localism and Neighbourhood Planning it will be very important for the parish council to look very carefully at how these needs could be met with some form of mixed development in the future. This could include some exception site development, use of the *Community Right to Build* within the Neighbourhood Plan or some other Community Led development to identify the best possible use of sites in the village.

Any further action taken towards meeting these needs will require the support of the parish council and wider community consultation.

APPENDIX 1 – Additional Comments

Below are all additional comments. The only changes made to these comments are in order to anonymise where necessary. (i.e. 'daughter' might have been changed to 'child')

Such housing should be included in planned development of the brownfield of Pirbright Institute.
Affordable housing always means undesirable residents & crime/vandalism increases in the village. History demonstrates this anti-social /behaviour. If you continue to build in Compton it will no longer be a village. Traffic volume & speeds have already increased. STOP ANY FUTURE DEVELOPMENT. (Sorry for the late reply)
It would be useful to understand how many flats/houses are meant by a small development - it's very vague. Also what is actually meant by affordable housing - flats one-bed terrace? etc.
Such affordable houses to be available to Compton families and relations who were born in Compton and not just anyone WBC wants to get rid of.
Not a lot of room left within the village boundaries.
It is critical that the brownfield Institute site is developed into residential dwellings
I am under the impression that the old Animal Institute is due to have 100+ homes surely that will be enough for this small village - as a smaller site is now built on. There is not enough services e.g. schools, doctors, bus, energy systems.
We like living in Compton because it is a small rural community if it becomes overdeveloped we will consider moving.
Surely something could be incorporated into the re-development of the science site?
Lowest cost to develop and brownfield site.
'Affordable' is a no win here, no one can afford 'affordable'. It needs Local Authority or Housing Association owned properties for locals.
Need affordable 3 bedroom family homes, few single people will move into a village environment.
I would not like to see any developments on green field sites. I have concerns about the risk of flooding that may occur due to increased housing.
We don't have enough 1 or 2 bedroom flats/houses in the village
Please note that the structure cannot sustain a large / medium development. We have to consider transport / schools/ amenities of the village and its character
If more houses come here the doctor's surgery should be open all day, a bigger primary school and late night shop.
The centre of Compton would be spoiled by filling the green spaces between. i.e. Greenacres where there is not a splash of green anywhere – all solid red (not attractive brick or design) drainage - sewerage?
Though we have a large house for just 2 of us, we use two bedrooms and our family comes to stay regularly.
13. depends on size, location, infrastructure, etc.
We should have housing built ONLY for occupation by people from Compton and their children.
Looking to leave the village. It's losing the village feel - becoming too large and expensive. Plan to relocate to Scotland.
It would be useful to move my elderly parent here when (they) become less able, into some kind of bungalow or assisted living.
The school can barely cope with the number of children it currently has and is not able to expand.

Compton estate up for sale, along with the tenanted cottages, so do not know what the future holds.
I am conscious of need for affordable housing for single persons.
Any expansion of housing will require additional school provision, etc.
Very little point in building affordable housing without giving people jobs to fund them. Travel is expensive.
Retirement homes would free up houses with 3/4 bedrooms. Elderly people do not want to leave the village.
Prospect of many homes on the institute site in Compton so NO NEED for more houses. Starter Homes should be included on this development. The existing site already has student accommodation! This should be re-used.
Not everyone can afford to buy, so rented housing would be better.
Support IF there is local need, however the limitations of village facilities is insufficient for current occupants. It works only on the basis that driving is a necessity.
With the massive amount of houses on the horizon on institute land and the pending completion of green acres I see no need for an additional site. In some respects even the proposed institute land development is too much.
NOT off Wilson Close - would make junction far too dangerous. Schools are full.
It is to be hoped that the big proposed development at the ARC will include enough affordable housing for local needs. Perhaps it should be ENTIRELY affordable housing.
Charles Church development plus poss development on IAH will provide enough local housing. There's not enough infrastructure in Compton to cope with multiple housing developments.
Yes - provided they are required to not sublet.
Existing designated housing (future) is sufficient (Pirbright)
I have loved living in Compton and will be sad to go.
It is OK to build new houses and my family would love to live back in village but the houses are too expensive so don't stand a chance of getting mortgages. 3 of my children have had to move away in the past because they cannot find anything affordable locally.
I would have thought that with all of the houses being built on ex-Institute land, there would be sufficient affordable homes.
Do not agree to any greenfield sites being used for any housing development
Stop moving townies into the village who don't actually want to be there they just cause trouble the village is not a nice quiet place to live any more due to this!
We would love to have an affordable home as we are not in the position to buy
Would love to buy a house in the village /vicinity but it is impossible to save sufficient deposit on one income - hence shared ownership would be very useful
Parking and pedestrian crossing is an issue in the centre and for primary school safety.

APPENDIX 2

Provision for Affordable Housing on Rural Exception Sites

From the Saved Policy within Adopted West Berkshire District Local Plan 1991-2006 (Adopted June 2002)

3.11.4 Policy HSG.11 represents a major departure from the general aim of retaining housing development within settlements or on brownfield sites. This departure is justified because it enables housing associations to take further action to provide for the considerable levels of housing need that exist throughout West Berkshire.

3.11.5 The principle of rural exceptions is widely established in PPG3 and Structure Plan Policy H8 and applies across West Berkshire with the exception of Newbury, Thatcham and the western edge of Reading. In the rural areas schemes should be small scale, not normally exceeding 12 dwellings.

POLICY HSG.11 The Council, where justified as an exception to other policies of this Plan, will grant permission for small scale affordable housing schemes to meet identified local needs on sites adjacent to existing rural settlements provided;

- a) The need has been established by way of a recent local survey of housing need; and
- b) A scheme is prepared and agreed to reserve and control the occupancy of the dwelling for local needs; and
- c) The development does not adversely affect any landscape features that are important to the rural character of the area; and
- d) The development accords with Policy OVS.2
- e) Provision should be made for such schemes to be managed and occupied so that they remain affordable in perpetuity

Compton Parish Housing Needs Survey

APPENDIX 3 – Compton Housing Need Survey

September 2016

Dear Resident

Housing Needs Survey in the Parish of Compton

Compton Parish Council would like to collect evidence of the levels of housing need in the parish. This evidence will be used to inform our Neighbourhood Development Plan, and may help to determine whether we should consider a rural exception site development to meet the housing needs of local people.

As part of that process Compton Parish Council would like to find out what the local housing needs are, in terms of size, and tenure. This includes whether we have any need for affordable housing in our community that could help **local** people who are struggling to stay in the parish due to the high cost and lack of suitable housing. There may be people that need to be near close relatives to care for them or need the care of someone living in the parish. There are some local concerns that young people may be finding it increasingly difficult to access homes of their own, and older people may not have homes to 'downsize' into.

To find out the extent of the problem, a detailed survey has been organised to assess the level of need and gauge the support that a small new housing scheme to meet **local** needs **might** have in our community.

In planning the survey we have received support and guidance from Arlene Kersley, Rural Housing Enabler for Community Council for Berkshire, a charity that works to support communities in Berkshire.

The survey results will provide useful information for both the Parish Council and the community generally. If a need is identified, the council *may* try to find a suitable site or sites within the parish to meet local housing needs to include as a policy within the Neighbourhood Development Plan.

This is an important issue for the community so please take the time to complete the attached survey.

Your views are important and your answers will be treated in strict confidence.

You can complete this survey online at: <https://www.surveymonkey.co.uk/r/ComptonHNS> between now and 24th October 2016.

Or you can complete this paper version and return it in the Freepost envelope provided by Monday 24th October 2016.

If you would like to know more or have questions about the survey, please contact **Arlene Kersley at CCB on 0118 961 2000.**

Yours faithfully

David Aldis
Chairman, Compton Parish Council

Compton Parish Housing Needs Survey

It is important to get the views on housing development from the whole community. Please help by completing PART 1 of this survey whether or not any members of your family are in need of affordable housing.

Thank you for taking the time to complete this questionnaire. Please use the pre-paid envelope to return this questionnaire to us by 24th October 2016.

PART 1

1. Is this your main home? Yes, main home ☐ No, second home ☐

2. How long have you and your household lived in Compton? _____ years

3. How would you describe your home? (please tick one box only)

House/Detached/semi/terrace ☐ Bungalow ☐

Flat/maisonette/apartment/bed-sit ☐ Sheltered/retirement housing ☐

House of Multiple Occupancy
(room in a shared house) ☐

Other, please explain:

3a. What is the tenure of your current home?

Owned ☐ Private rent ☐

Housing Association Rent ☐ Tied to employment ☐

Live rent free with parent or family member ☐ Other (please explain below) ☐

Shared Ownership (part own/part rent) ☐

3b. How many bedrooms does your current home have?

4. Please complete the table below to show the age, gender, relationship and work/school location of all those living in this property at present.

	Age	Gender (M/F)	Relationship	Location of Work/School (town/village)
Person 1 (self)			Self	
Person 2				
Person 3				
Person 4				
Person 5				
Person 6				
Person 7				

5. Has anyone from your family (children, parents, brothers or sisters) moved away from the parish in the last 5 years, due to difficulties in finding a suitable home locally? Yes ☐ No ☐

If you answered 'Yes' and the family member(s) wish to move back to parish, please ask them to contact the Rural Housing Enabler (contact details at the end of this form) for a copy of Part 2 of this survey form, or send them the electronic link to this survey.

6. Does anyone in your household plan to move to a new home in the parish within the next 5 years? Yes ☐ No ☐

6a. If yes, explain why and the tenure you require below:

Compton Parish Housing Needs Survey

--

7. Does anyone in your household require any of the following: (tick as many as required)

First home (outside childhood home)	<input type="checkbox"/>	Larger home	<input type="checkbox"/>
Smaller home (downsize)	<input type="checkbox"/>	Change of tenure	<input type="checkbox"/>
Ground floor accommodation	<input type="checkbox"/>	Other housing support services	<input type="checkbox"/>
Residential care, extra care, assisted living or Sheltered accommodation	<input type="checkbox"/>	Adaptations to improve its physical accessibility because of disability	<input type="checkbox"/>

Please explain and include how many bedrooms you require:

--

If you do have any special housing requirements and you need to remain within the parish then please complete Part 2 of this questionnaire which collects information on your housing needs. If there is the need for more than one household to move, then please request additional forms from the Rural Housing Enabler, Arlene Kersley on 0118 961 2000 or email arlene.kersley@ccberks.org.uk

8. Would you be in favour of a small development of affordable housing to meet the needs of local people if there is such a need?

Yes <input type="checkbox"/>	No <input type="checkbox"/>	Don't know <input type="checkbox"/>
------------------------------	-----------------------------	-------------------------------------

9. Can you suggest any suitable site where such a scheme might be built?

--

10. Additional comments (Please feel free to add additional sheets if desired)

--

Thank you for taking the time to complete Part 1 of this questionnaire. The results of this survey will be available in the coming months and will help the parish to decide on its future plans.

Please be assured that this questionnaire is completely confidential and anonymous unless you supply your name and address at the end of this form so that the Rural Housing Enabler can follow up with you.

Local affordable housing can only be provided on land which is made available at a modest cost; therefore communities are dependent on the willingness of local landowners to consider making appropriate land available. The Rural Housing Enabler welcomes the opportunity to have discussions with landowners on any potential sites that relate well to existing settlement. Any eventual decisions on the appropriateness of a site for rural housing can only be taken by the Local Authority in consultation with the local community.

For more information contact Arlene Kersley the Rural Housing Enabler for Berkshire:

CCB, Wyvols Court, Swallowfield, RG7 1WY

Tel: 0118 961 2000 Email: arlene.kersley@ccberks.org.uk

Registered Charity No: 1056367 Registered Company No: 3212736

Compton Parish Housing Needs Survey

PART 2 – for people in need of affordable housing

Please complete and return the rest of this form (Part 2) if you believe you are in need of an affordable home or have other housing needs in the Parish of Compton. This should be completed **only** by people with a local connection to Compton. A local connection is if you live in the Parish of Compton and/or have parents or children living in Compton and/or you work in Compton or you grew up in Compton and have a need to return to care for family.

Please complete **a separate form for each household in need of housing**. For instance, if a whole family will move together complete one form, or if mature children are in need of independent accommodation, complete one form for each person needing accommodation. Extra forms are available from the Rural Housing Enabler at CCB on 0118 961 2000 or email: arlene.kersley@ccberks.org.uk

YOUR ANSWERS WILL BE TREATED IN STRICT CONFIDENCE

Students in full time education: The survey cannot take into account the future housing need of students in full time education where it would be difficult to determine if they will return to, or remain in the locality. If your adult child needs a home, please have them complete the form themselves.

1. Please indicate age, gender, occupation and relationship to yourself of each person in need of affordable housing in a single household (individual households should complete separate forms)

	Age	Gender (M/F)	Relationship	Work/School Location
Person 1 (self)			Self	
Person 2				
Person 3				
Person 4				
Person 5				
Person 6				
Person 7				

2. Do you currently live in Compton? Yes ☐ No ☐

3. If you do not currently live in Compton, what is your connection to Compton? (for each answer ticked, please specify when, where and how long)

Used to live in the parish	<input type="checkbox"/>	
Parent or child lives in parish	<input type="checkbox"/>	
Work in the parish full-time	<input type="checkbox"/>	
Work in the parish part-time	<input type="checkbox"/>	
Voluntary work in the parish	<input type="checkbox"/>	

4. Are you on the West Berkshire District Council housing register (waiting list)? Yes ☐ No ☐

If you have ticked no, and you need an affordable home, you must register to be eligible at: <https://www.homechoicewb.org.uk/registration.aspx>

5. How many bedrooms does your current home have?

Compton Parish Housing Needs Survey

6. What is your main reason for needing a new home? (please tick one box only).

- | | | | |
|---|--------------------------|---|--------------------------|
| Need a smaller home | <input type="checkbox"/> | Overcrowding, need for larger home | <input type="checkbox"/> |
| Independent/ first home | <input type="checkbox"/> | Need a physically adapted home | <input type="checkbox"/> |
| Current home unaffordable | <input type="checkbox"/> | Need to be nearer to local employment | <input type="checkbox"/> |
| Need to be nearer family to provide/receive care or support | <input type="checkbox"/> | Lack of security in current home (may include harassment) | <input type="checkbox"/> |
| Poor condition of current home (i.e. damp or lack of central heating) | <input type="checkbox"/> | Need change of tenure (explain below) | <input type="checkbox"/> |
| Family breakdown | <input type="checkbox"/> | Loss of housing due to retirement | <input type="checkbox"/> |
| Need ground floor accommodation | <input type="checkbox"/> | Sheltered or extra care housing | <input type="checkbox"/> |
| Other (please explain)..... | <input type="checkbox"/> | | |

7. What is the tenure of your current home?

- | | | | |
|--|--------------------------|---------------------------------------|--------------------------|
| Owned (either with or without mortgage) | <input type="checkbox"/> | Provided with work (tied) | <input type="checkbox"/> |
| Rented from Council or Housing Association | <input type="checkbox"/> | Part-buy/part-rent (shared ownership) | <input type="checkbox"/> |
| Rented from private landlord | <input type="checkbox"/> | Living with family | <input type="checkbox"/> |
| Other (please specify)..... | <input type="checkbox"/> | | |

8. What tenure would you prefer?

- | | | | |
|--|--------------------------|---------------------------------------|--------------------------|
| Owned (buy on the open market) | <input type="checkbox"/> | Rent from a private landlord | <input type="checkbox"/> |
| Rented from Housing Association | <input type="checkbox"/> | Part-buy/part-rent (shared ownership) | <input type="checkbox"/> |
| Starter Homes Scheme (Homes to buy for first time buyers at 80% of market value) | <input type="checkbox"/> | Other (please specify)..... | <input type="checkbox"/> |

Information on savings and income are important to help determine tenure eligibility and need. Responses to all questions will remain confidential.

9. Do you have savings for a deposit to purchase or part-purchase your own home?

Yes ☐ No ☐ If yes how much? _____

10. Are you employed?

Yes ☐ No ☐

11. Are you in receipt of any benefits? (Not including Child Benefit)

Yes ☐ No ☐

Compton Parish Housing Needs Survey

12. Please indicate the total take-home (i.e. after deductions) income including benefits, of everyone responsible for the cost of housing (rent or mortgage) in your household (Please tick one box only) Income and savings information will be kept confidential but helps to determine tenure eligibility when assessing need.

Weekly Income	or	Monthly Income	
Less than £95	<input type="checkbox"/>	Less than £420	<input type="checkbox"/>
£95 - £192.99	<input type="checkbox"/>	£420 - £834.99	<input type="checkbox"/>
£193 - £288.99	<input type="checkbox"/>	£835 - £1,249.99	<input type="checkbox"/>
£289 - £384.99	<input type="checkbox"/>	£1,250 - £1,665.99	<input type="checkbox"/>
£385 - £576.99	<input type="checkbox"/>	£1,666 - £2,499.99	<input type="checkbox"/>
£577 - £769.99	<input type="checkbox"/>	£2,500 - £3,299.99	<input type="checkbox"/>
£770 +	<input type="checkbox"/>	£3,300 +	<input type="checkbox"/>

If this survey shows there is a need for affordable housing for local people, we may need to get back in contact with you as we work with the Local Authority Housing Associations to deliver the homes needed. Therefore, it would be helpful to us if you include your name and address below:

Name:

Address:

Postcode:

Telephone:

Email:

Thank you for taking the time to complete this questionnaire. The results of this survey will be available in the coming months and will help the parish council to decide on its future plans.

For further information contact the Rural Housing Enabler at CCB on 0118 961 2000 or visit the Rural Housing page under Projects at www.ccberks.org.uk

RETURN THIS FORM BY 24th OCTOBER 2016 TO CCB IN THE ENVELOPE PROVIDED OR SEND TO THE ADDRESS BELOW:

CCB
Wyvols Court
Swallowfield
Berkshire
RG7 1WY

Registered Charity No: 1056367 Company Limited by Guarantee In England No: 3212736



Community Council for Berkshire
Wyvols Court
Swallowfield, Berkshire, RG7 1WY
admin@ccberks.org.uk www.ccberks.org.uk
T. 0118 961 2000 F. 0118 961 2600

Registered Charity No: 1056367 Registered Company No: 3212736

11. Appendix 4: 2018 Community Questionnaire

Neighbourhood Development Plan Survey

**PLEASE COMPLETE & RETURN BY
SUNDAY 25TH MARCH 2018**

Dear Compton resident,

Your Parish Council is putting together a Neighbourhood Development Plan for Compton parish. The results of this survey will determine the underpinning principles and overall direction of our plan and so it is very important that you, your family and your neighbours take this opportunity to make your views known.



What is a Neighbourhood Development Plan?

A Neighbourhood Development Plan is a new way for local people to influence the planning and development of the area in which they live and work. It lasts for 15 years and should:

- Develop a shared vision for the plan area.
- Choose where new homes, shops, offices and other development should be built.
- Influence how much housing should be built, and of what type.
- Identify and protect important local green spaces or other treasured assets.

Once approved, our plan will have legal force in setting out what development is acceptable in our parish and for what reasons. Developers and West Berkshire planners will have to take notice of it. Without a Neighbourhood Development Plan, we will have little control over any development that takes place and will receive less community funds from those developments.

Once finalised and approved, the Neighbourhood Development Plan (NDP) will be put to those on the electoral roll in a village referendum and, if carried, will be legally enforceable going forward – so your participation by completing this questionnaire offers you a real chance to influence the future.

We can influence development, not stop it altogether

Our Neighbourhood Development Plan must comply with West Berkshire's Core Strategy and Local Plan and the government's wider policy of sustainable development. This means that it is inevitable that some new housing will have to be built in Compton in the future as we are a 'Service Village'. Having a Neighbourhood Development Plan in place will help us ensure that this housing is suitable for the parish and meets the needs of our area. It will also help us to identify the facilities and services that need to be in place to meet the demands that any new housing will make upon our community.

What to do next

Please complete the survey as fully and thoughtfully as you can and return it to us **BY SUNDAY 25TH MARCH 2018** to the Wilkins Centre post box, the Village Store or The Swan. If you are unable to return it to these points, please contact us to arrange collection.

We would appreciate it if all the members of your household could complete the survey so if there are additional members who could complete the survey separately, please encourage them to do so. They can either collect a **hard copy from the Village Store** or go to the Neighbourhood Development Plan website (www.comptonndp.org.uk) to **download a printable PDF**, or **fill in the survey online** at www.surveymonkey.co.uk/r/L7F9PQ8. We would particularly encourage younger people to take part as often their views are not heard as loudly as perhaps they should be. We would very much like you to complete the whole survey. However, in the unlikely event that you do not have time to complete the whole survey, please return what you have completed.

How to get help or further information

If you need help to complete or return the survey for any reason, please contact the Parish Clerk. If you have questions about the survey or wider Neighbourhood Development Plan process, one of the Neighbourhood Development Plan team would be pleased to talk to you.

Contact the Parish Clerk on 07585 047057 or via our website: www.comptonndp.org.uk

Thank you for taking the time to help us create Compton's Neighbourhood Plan.

David Aldis

Chairman, Compton Parish Council

www.comptonndp.org.uk

Online Survey: www.surveymonkey.co.uk/r/L7F9PQ8



PART 1: ABOUT YOU

Please provide us with the following information about you*. This will help us to understand the pattern of response.

Required Information

Postcode:

Age (Please circle): under 16 / 17-24 / 25-40 / 41-64 / 65+

Sex (Please circle): Male / female

How long have you lived in Compton? Years

If you work, where is your place of work? (Please circle)

At home / Within the parish / Outside of the parish

If you work outside of Compton, where do you work?

Optional Information

If you would like to provide any additional information to help us keep you informed about the Neighbourhood Plan as it progresses, please do so below:

House name or number:

Name:

Telephone number:

Email address:

☐ If you would like a member of the team to contact you regarding your particular interests please indicate here.

***All information you provide will be held securely and in accordance with the Data Protection Act.**

PART 2: A VISION FOR COMPTON

West Berkshire Council (WBC) has a Core Strategy that means further development will be coming to Compton. The Neighbourhood Plan gives us the opportunity to manage that development in line with the needs, priorities and aspirations of the people who live here.

This section will seek to understand how Compton's residents see the parish as it is now, and develop a vision for the parish which will help to set out what the key objectives of the Neighbourhood Plan should be.

1. What do you value most about living in Compton parish? (List up to 3 things in order of preference – please keep your answers short and to the point)

1.
2.
3.

2. What about Compton parish needs to be improved? (List up to 3 things in order of preference – please keep your answers short and to the point)

1.
2.
3.

3. How would you describe Compton parish? (Please tick up to five)

- | | |
|---|---|
| <input type="checkbox"/> Rural | <input type="checkbox"/> Accessible |
| <input type="checkbox"/> Safe | <input type="checkbox"/> Affluent |
| <input type="checkbox"/> Traditional | <input type="checkbox"/> Welcoming |
| <input type="checkbox"/> Attractive | <input type="checkbox"/> Diverse |
| <input type="checkbox"/> Peaceful | <input type="checkbox"/> Innovative |
| <input type="checkbox"/> Affordable | <input type="checkbox"/> Well connected by road |
| <input type="checkbox"/> Other (please specify) | |

4. How would you like to be able to describe Compton parish in 15 years' time? (Please tick up to five)

- | | |
|---|---|
| <input type="checkbox"/> Rural | <input type="checkbox"/> Accessible |
| <input type="checkbox"/> Safe | <input type="checkbox"/> Affluent |
| <input type="checkbox"/> Traditional | <input type="checkbox"/> Welcoming |
| <input type="checkbox"/> Attractive | <input type="checkbox"/> Diverse |
| <input type="checkbox"/> Peaceful | <input type="checkbox"/> Innovative |
| <input type="checkbox"/> Affordable | <input type="checkbox"/> Well connected by road |
| <input type="checkbox"/> Other (please specify) | |

What is Sustainable Development?

Sustainable development is the principle of meeting today's needs without compromising the ability of future generations to meet their own needs. The Neighbourhood Development Plan will need to demonstrate how sustainable development in the parish will be achieved. For the following questions, consider how Compton's current needs could be met, and how, if development is unsustainable, it could harm the opportunities available for future generations to meet their own needs.

5. What are the greatest benefits that sustainable development could have for Compton parish? (Please tick up to 5 - If you feel any are particularly important, then put a double tick.)

- | | |
|---|--|
| <input type="checkbox"/> A well balanced community with diversity of ages, incomes, etc | <input type="checkbox"/> A wider range of residential property types and tenures |
| <input type="checkbox"/> Leisure and recreation facilities | <input type="checkbox"/> Improved pedestrian and cycling routes |
| <input type="checkbox"/> Local jobs | <input type="checkbox"/> Facilities for young people |
| <input type="checkbox"/> Healthcare facilities | <input type="checkbox"/> Schools and childcare |
| <input type="checkbox"/> Investment in infrastructure, including broadband, sewerage, mobile phone coverage, and public transport | <input type="checkbox"/> Shops and services |
| <input type="checkbox"/> Improvements in air quality | <input type="checkbox"/> Strengthening village identity and sense of community |
| <input type="checkbox"/> Increased parking provision | <input type="checkbox"/> Other... |

6. In what ways could development harm Compton parish if not properly managed? (Please tick up to 5 - If you feel any are particularly important, then put a double tick.)

- | | |
|--|--|
| <input type="checkbox"/> Loss of scenic beauty within the Area of Outstanding Natural Beauty | <input type="checkbox"/> Overcrowded school and childcare facilities |
| <input type="checkbox"/> Impact on the conservation area | <input type="checkbox"/> Overstretched healthcare facilities |
| <input type="checkbox"/> Impact on listed buildings | <input type="checkbox"/> Loss of countryside; Loss of green space |
| <input type="checkbox"/> High density development | <input type="checkbox"/> A parish that feels less secure (from crime and antisocial behaviour) |
| <input type="checkbox"/> Harmful frontage infilling | <input type="checkbox"/> Roads and pedestrian/cycle routes that feel less safe |
| <input type="checkbox"/> A weaker village identity and sense of community | <input type="checkbox"/> Overloaded sewerage and drainage |
| <input type="checkbox"/> Increased traffic | <input type="checkbox"/> Other... |
| <input type="checkbox"/> Increased noise | |

7. What one change could sustainable development bring about that would improve Compton parish for residents and/or businesses?

8. What does Compton parish need in terms of services or facilities, that it does not already have?

PART 3: HOUSING ISSUES

9. Is your home likely to meet your needs for the rest of your life? (Please circle)

Yes / No / Maybe

10. Thinking about your next move within Compton parish, what type of property would best suit your needs? (Please tick one)

- | | |
|---|---|
| <input type="checkbox"/> 1-2 bed house | <input type="checkbox"/> Care home |
| <input type="checkbox"/> 2-3 bed house | <input type="checkbox"/> Affordable Rental Housing |
| <input type="checkbox"/> 3-4 bed house | <input type="checkbox"/> Affordable Rental Housing for people with a local connection |
| <input type="checkbox"/> 5+ bed house | <input type="checkbox"/> Shared Ownership |
| <input type="checkbox"/> Bungalow | <input type="checkbox"/> Starter Homes |
| <input type="checkbox"/> Flat | <input type="checkbox"/> Self-Build |
| <input type="checkbox"/> Retirement housing | <input type="checkbox"/> Don't know / no opinion |
| <input type="checkbox"/> Warden assisted retirement housing | <input type="checkbox"/> Other... |

Did you know?

As a Service Village, Compton is in West Berkshire Council's third tier of development priority – along with Aldermaston, Bradfield Southend, Chieveley, Cold Ash, Great Shefford, Hermitage, Kintbury and Woolhampton. Villages identified in the District settlement hierarchy as 'Service Villages' will accommodate more limited development: these villages would benefit from small-scale development, appropriate to the character and function of the village, in order to meet local needs, including residential infill or minor development adjacent to the settlement. This pressure to accommodate development is expected to continue adding to the existing stock of 639 homes in Compton (as of December 2017).

West Berkshire Council has allocated the former Institute for Animal Health (IAH) site for a residential-led mixed use development in their Site Allocations DPD with provision for approximately 140 homes with an element of employment floorspace being replaced within the site.

Compton, like the rest of the district and country, has an ageing population and a shortage of young working people. That trend is currently only getting stronger and may become unsustainable if it is not addressed.

A Housing Needs Survey was carried out for Compton parish in 2016. It is 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.

11. Thinking about the needs of others within Compton parish, what types of housing do you think are most needed. (Please tick up to five. If you feel any are particularly important then put a double tick)

- | | |
|---|---|
| <input type="checkbox"/> 1-2 bed house | <input type="checkbox"/> Care home |
| <input type="checkbox"/> 2-3 bed house | <input type="checkbox"/> Affordable Rental Housing |
| <input type="checkbox"/> 3-4 bed house | <input type="checkbox"/> Affordable Rental Housing for people with a local connection |
| <input type="checkbox"/> 5+ bed house | <input type="checkbox"/> Shared Ownership |
| <input type="checkbox"/> Bungalow | <input type="checkbox"/> Starter Homes |
| <input type="checkbox"/> Flat | <input type="checkbox"/> Self-Build |
| <input type="checkbox"/> Retirement housing | <input type="checkbox"/> Don't know / no opinion |
| <input type="checkbox"/> Warden assisted retirement housing | <input type="checkbox"/> Other... |

12. In addition to the 140 homes already allocated for the Institute of Animal Health (IAH) site, how many houses do you think could sustainably be built within Compton parish over the next 15 years? (Please tick one)

- | | |
|----------------------------------|--|
| <input type="checkbox"/> 1 -25 | <input type="checkbox"/> 126-150 |
| <input type="checkbox"/> 26-50 | <input type="checkbox"/> 151-175 |
| <input type="checkbox"/> 51-75 | <input type="checkbox"/> 176-200 |
| <input type="checkbox"/> 76-100 | <input type="checkbox"/> 200+ |
| <input type="checkbox"/> 100-125 | <input type="checkbox"/> No opinion / don't know |

13. What scale of individual housing developments should take place in order to meet the needs of the parish? (Please tick all that you would support)

- ☐ Large scale developments (25+ homes)
- ☐ Medium scale developments (10-24 homes)
- ☐ Smaller developments (9 homes or fewer)
- ☐ Single home developments
- ☐ No opinion / Don't know

Previously Developed Land:

“Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.”

14. Thinking about the sustainable development of Compton parish over the next 15 years, where do you think the priority in house building should be in Compton parish? (Please tick all that you would support)

- ☐ Increasing the amount of development of the former IAH site to deliver more than 140 homes envisaged in the Site Allocations DPD
- ☐ A controlled extension of the existing main built up area of Compton
- ☐ Infilling or re-use of brownfield sites in the existing main built up area Compton
- ☐ Use of greenfield sites within the existing main built up area of Compton
- ☐ Use of greenfield sites outside of the existing main built up area of Compton
- ☐ No opinion / don't know
- ☐ Other (please specify)

Call for Sites

If you know of any sites that you think could host sustainable development (for example, for housing or business use), please set it out here. The Neighbourhood Development Plan will look to allocate an appropriate site or sites that should be developed for a specific purpose. In turn, this will help to resist development at inappropriate sites.

15. What do you think the Neighbourhood Plan should do to ensure homes are more affordable? (Prioritise using 1-3 from the following)

- | | |
|---|--|
| <input type="checkbox"/> Allocate land for more | <input type="checkbox"/> Community housing scheme |
| <input type="checkbox"/> Open market homes | <input type="checkbox"/> Rural exception site with affordable housing for local people |
| <input type="checkbox"/> Social rented homes | <input type="checkbox"/> Self build homes |
| <input type="checkbox"/> Starter homes | <input type="checkbox"/> Other |
| <input type="checkbox"/> Shared equity homes | |

16. Are there any sites in the parish that you think should be developed for any purpose? What purpose?

17. Are there any sites in the parish that should be protected from development? Why should these specific sites be given protection?

18. Should the Neighbourhood Development Plan seek to allocate land for business use?

☐ Yes

☐ No

☐ Maybe

PART 4: TRANSPORT & CONNECTIVITY

19. How often do you travel outside of the parish? (Please tick one)

- | | |
|---|---|
| <input type="checkbox"/> Daily | <input type="checkbox"/> Not weekly, but more than once a month |
| <input type="checkbox"/> A few times a week | <input type="checkbox"/> Monthly |
| <input type="checkbox"/> Weekly | <input type="checkbox"/> Less often |

20. What form of transport do you use most often?

21. What forms of transport would you like to use more? What is currently preventing you from using your preferred mode of transport?

22. When travelling between locations within the parish, do you walk? If not, why not? (Please tick one)

- ☐ Yes
- ☐ No, concerns over safety
- ☐ No, distances
- ☐ No, personal reasons (including disability)

23. If you use public transport to travel from Compton, does it take you to your final destination?

PART 5: COMPTON'S ASSETS

24. Please identify any of Compton's assets you would like to be protected: (Please tick one or more)

- | | |
|---|---|
| <input type="checkbox"/> Institute entrance | <input type="checkbox"/> Community facilities (shop and post office) |
| <input type="checkbox"/> Listed buildings | <input type="checkbox"/> Social facilities (pub, sporting facilities, village hall) |
| <input type="checkbox"/> Railway bridge | <input type="checkbox"/> Are there other historic or other assets you would like to be protected? |
| <input type="checkbox"/> Sarsen stones | |
| <input type="checkbox"/> Former ancient monument in Aldworth Road | |
| <input type="checkbox"/> Natural features (rivers, fields, trees) | |

Any other comments

25. Is there anything else you would like the Compton Neighbourhood Development Plan to cover?

Compilations

The Parish Council welcomes feedback on Compilations to help them guide future decisions.

26. Do you read Compilations?

- ☐ Yes – every edition
- ☐ Yes – occasional
- ☐ No

27. What format would you like to receive Compilations in?

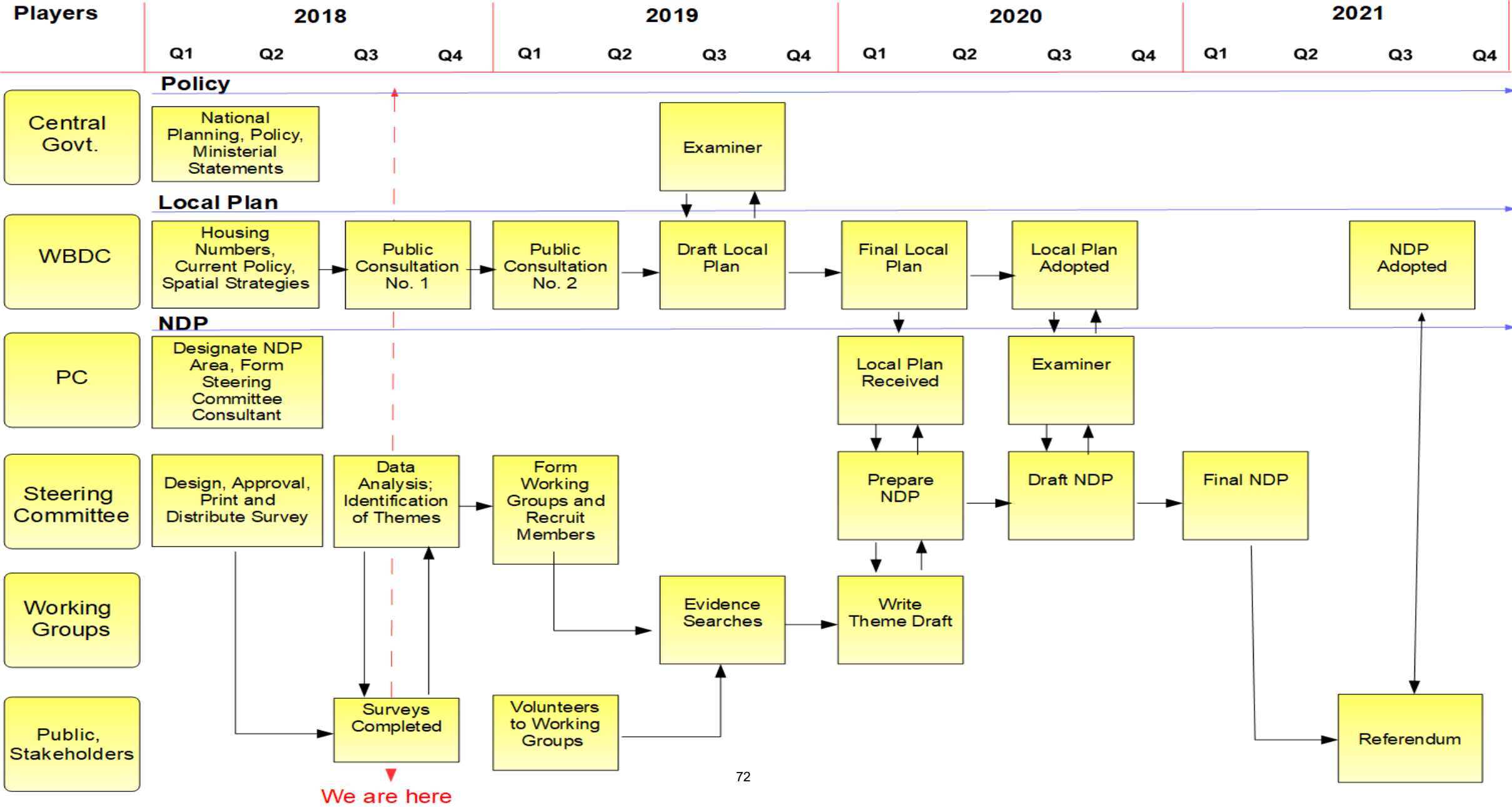
- ☐ Paper
- ☐ Electronic – online
- ☐ Electronic – by email

12. Appendix 5: 2018 Village Fete Display Presentation



Compton Neighbourhood Development Plan

Compton NDP Anticipated Timeline





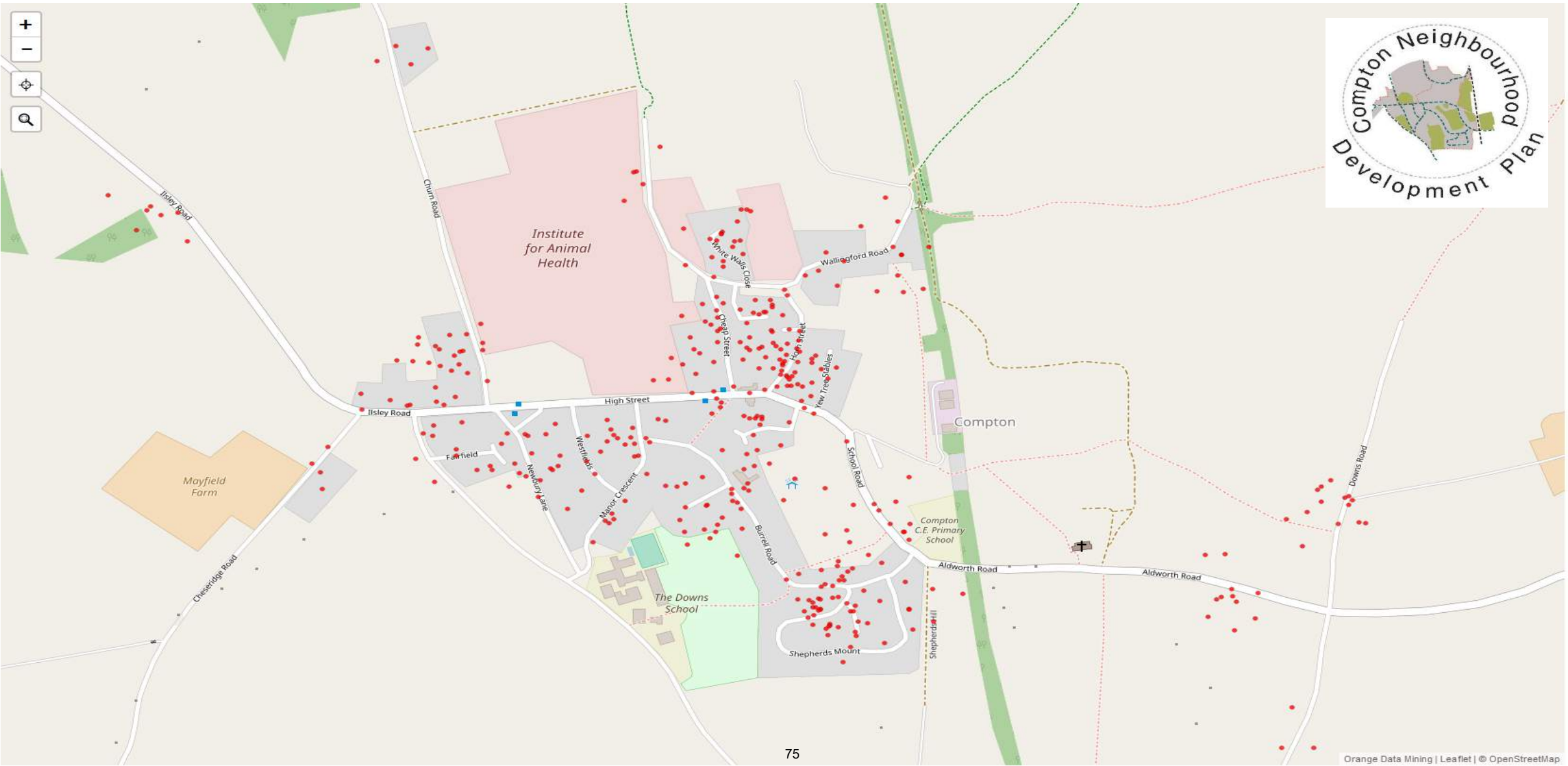
Part 1: ABOUT YOU



Parish of Compton: 639 homes (December 2017)

Neighbourhood Development Plan Survey: 414 Returns

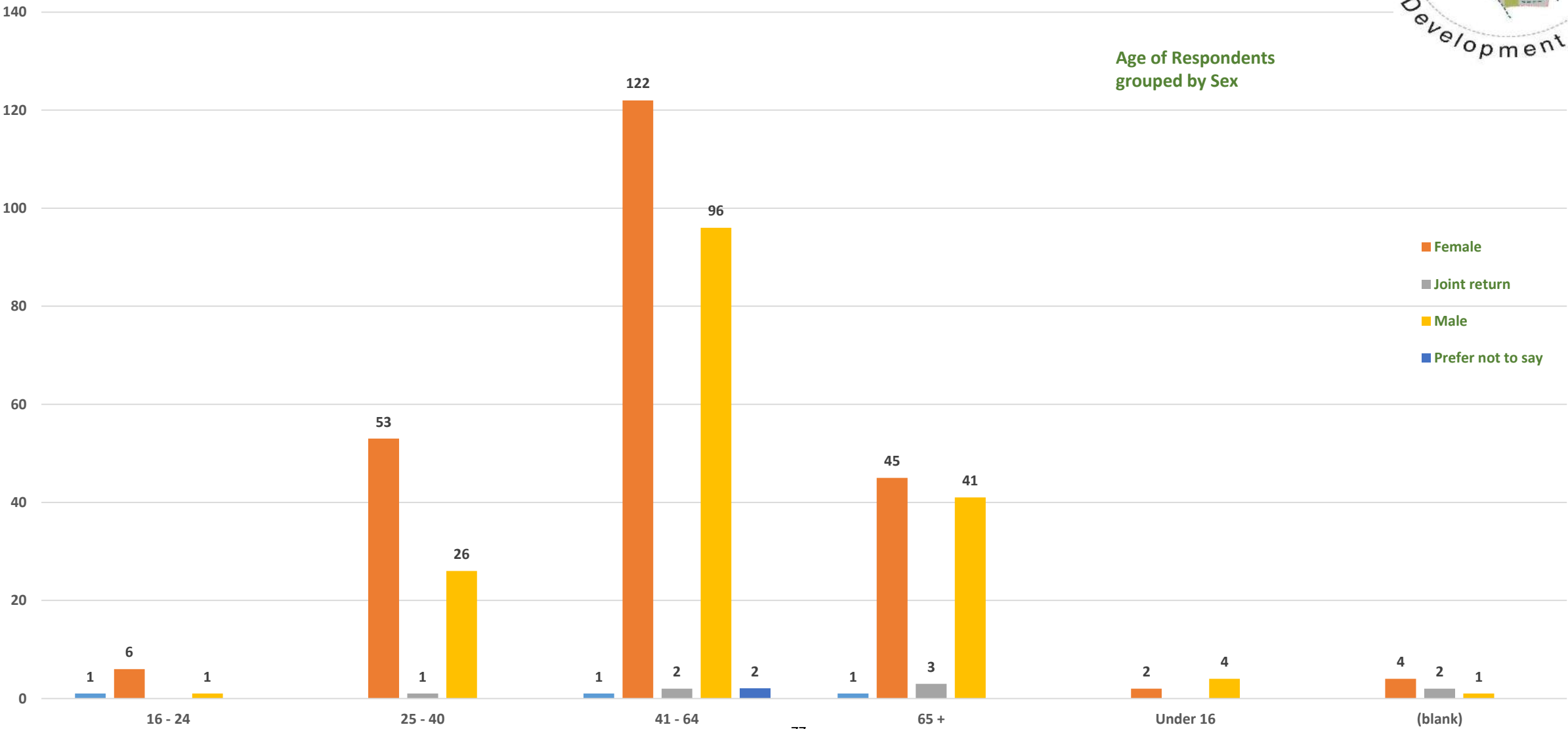
Postcode distribution of returned forms shown as red dots on map of Compton



The logo for the Compton Neighbourhood Development Plan is a circular emblem. It features a stylized map of the Compton area in the center, with different regions shaded in light green and light brown. A network of dashed lines, representing roads or boundaries, is overlaid on the map. The words "Compton Neighbourhood" are written in a serif font along the top arc of the circle, and "Development Plan" is written along the bottom arc.



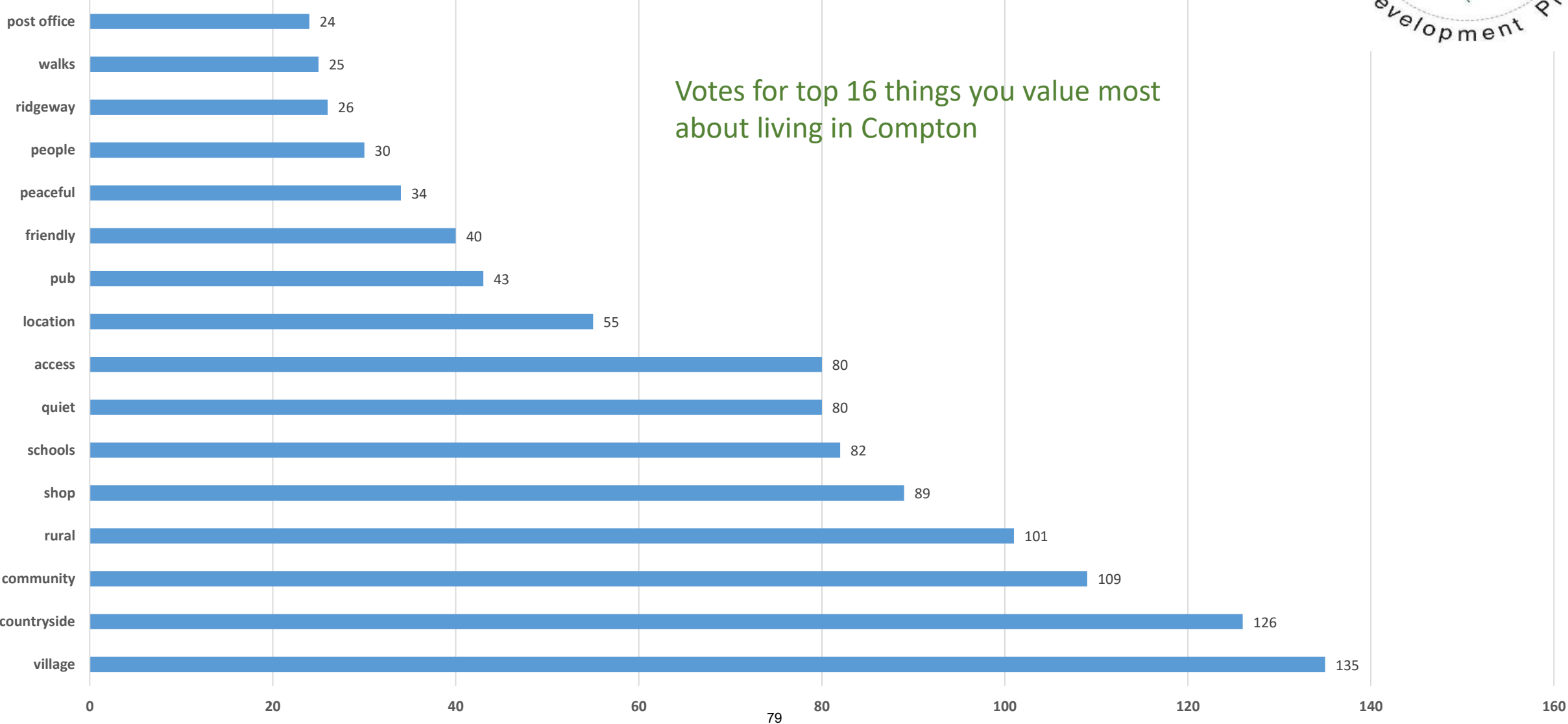
Age and Sex of Respondents





Part 2: A VISION FOR COMPTON

Q1. What do you value most about living in Compton parish?

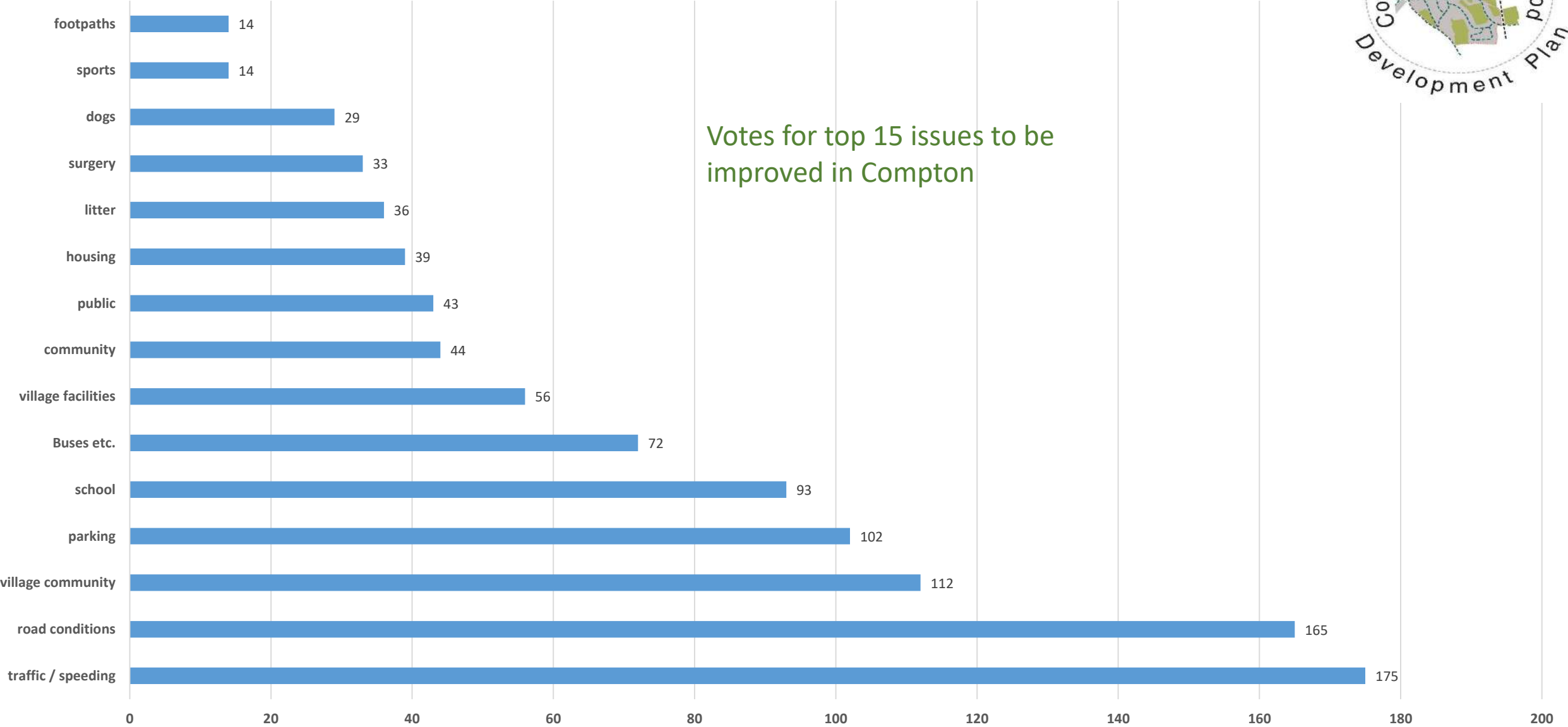


Q1. Word Cloud shows the most words written about in Q1: What do you value most about living in Compton parish?



The logo is a circular emblem. The outer ring contains the text 'Compton Neighbourhood' at the top and 'Development Plan' at the bottom, separated by small gaps. Inside the ring is a map of the Compton area, with different regions shaded in light green, light blue, and light purple. A dashed line outlines the boundary of the development area.

Q2. What about Compton parish needs to be improved?

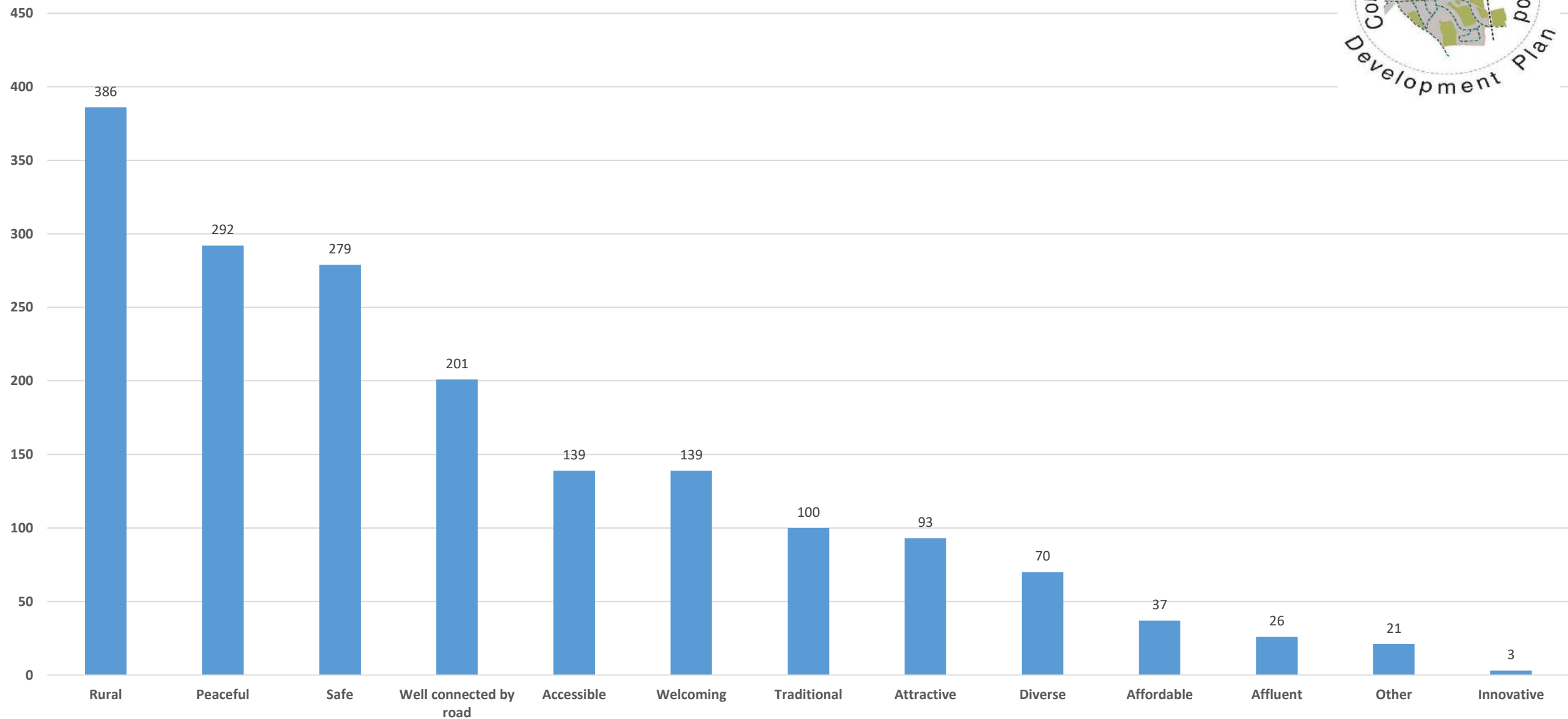


Votes for top 15 issues to be improved in Compton

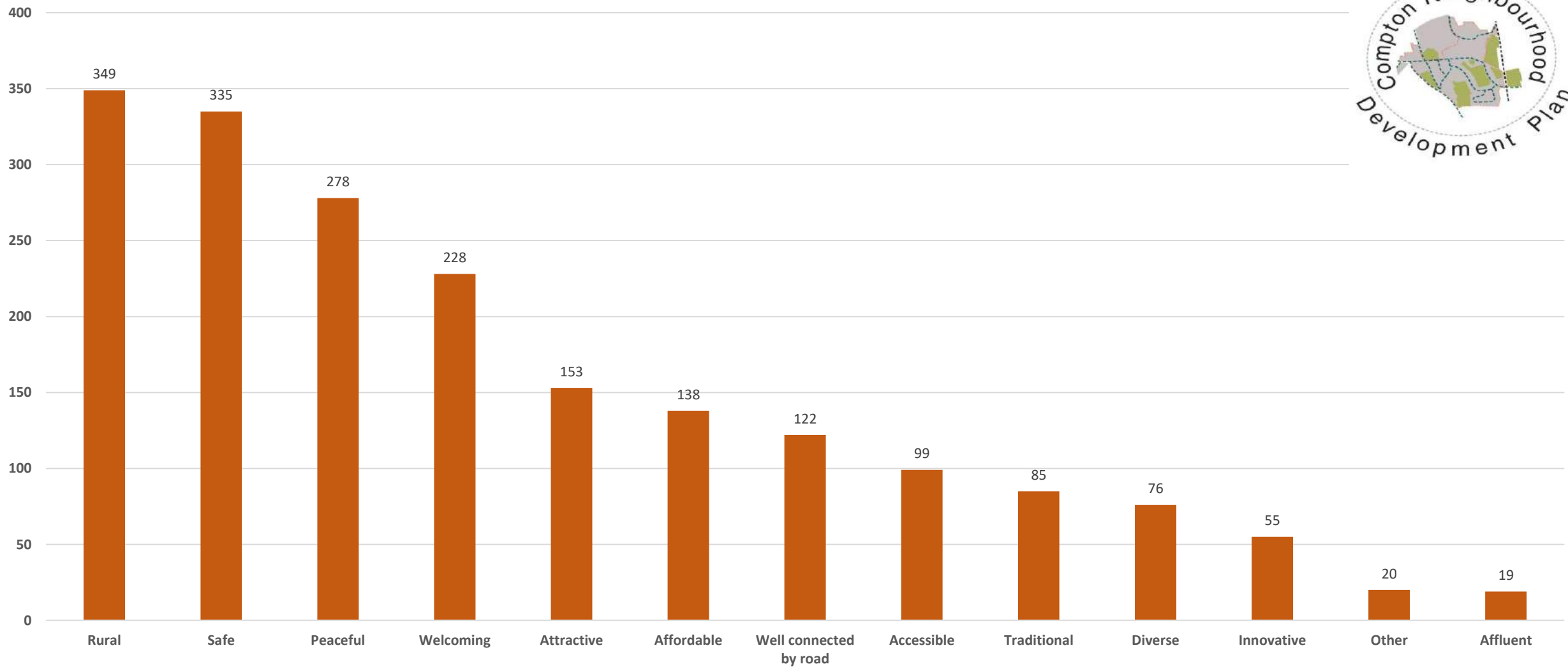
The logo is a circular emblem. The outer ring contains the text 'Compton Neighbourhood' at the top and 'Development Plan' at the bottom, separated by small gaps. The center of the logo features a stylized map of the Compton area, with different regions shaded in light green and light brown. A network of dashed lines, representing roads or boundaries, is overlaid on the map.



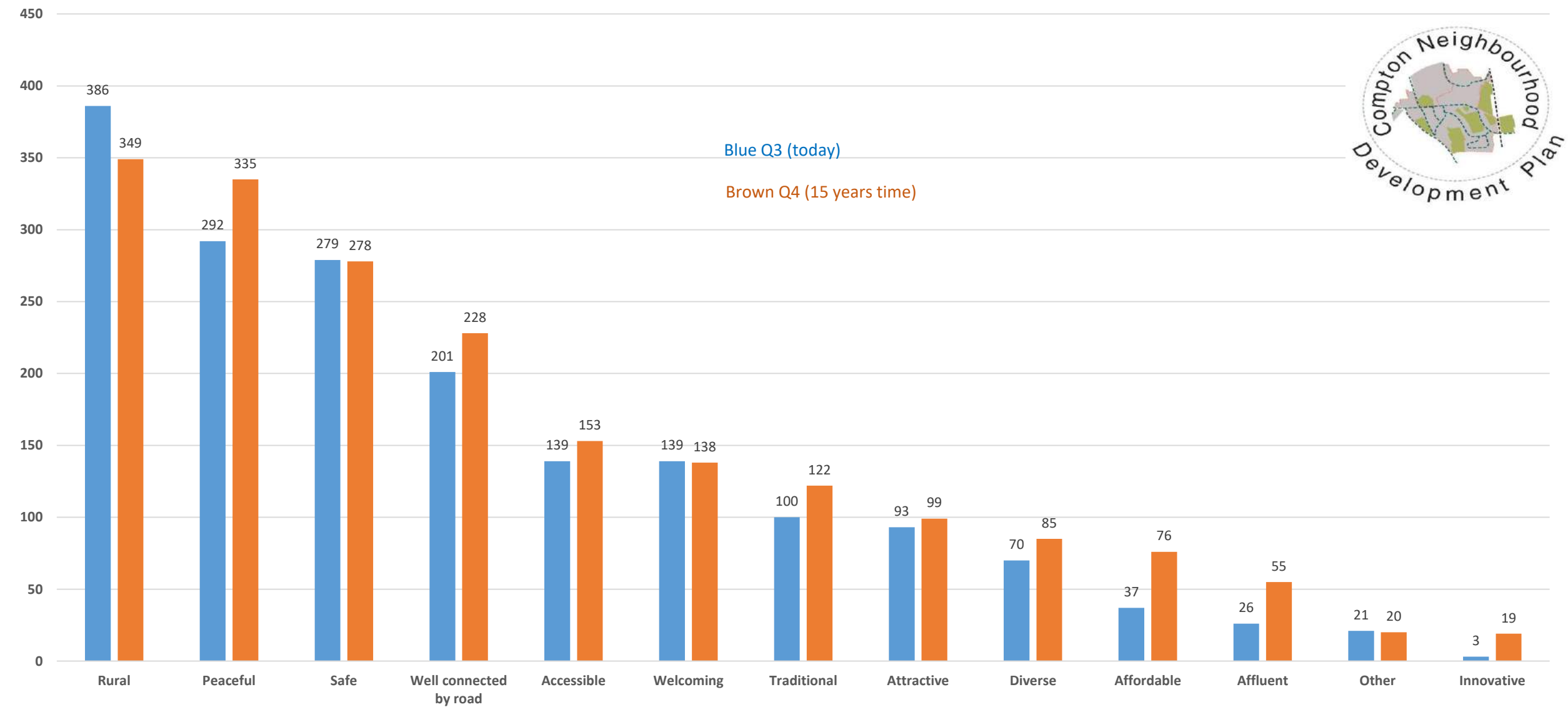
Q3. How would you describe Compton parish today?



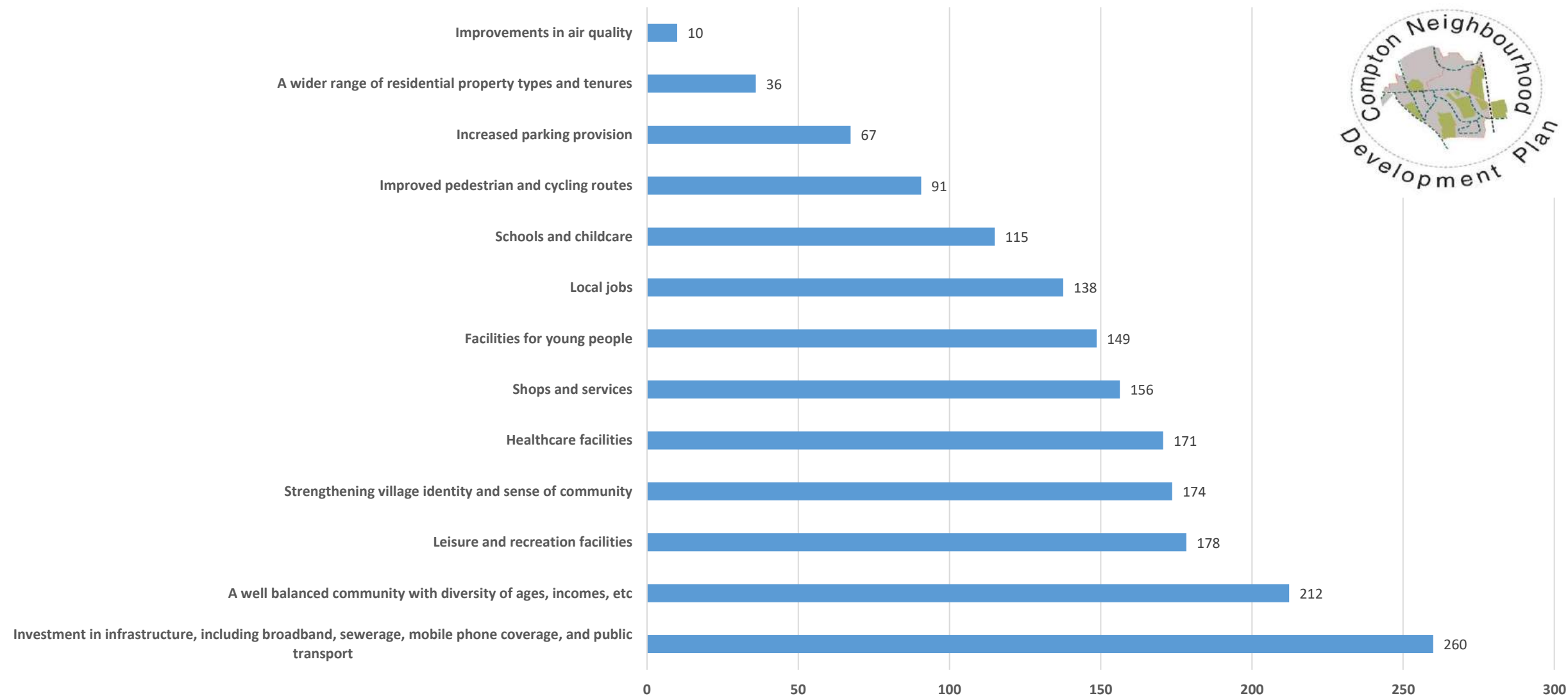
Q4. How would you like to be able to describe Compton parish in 15 years time?



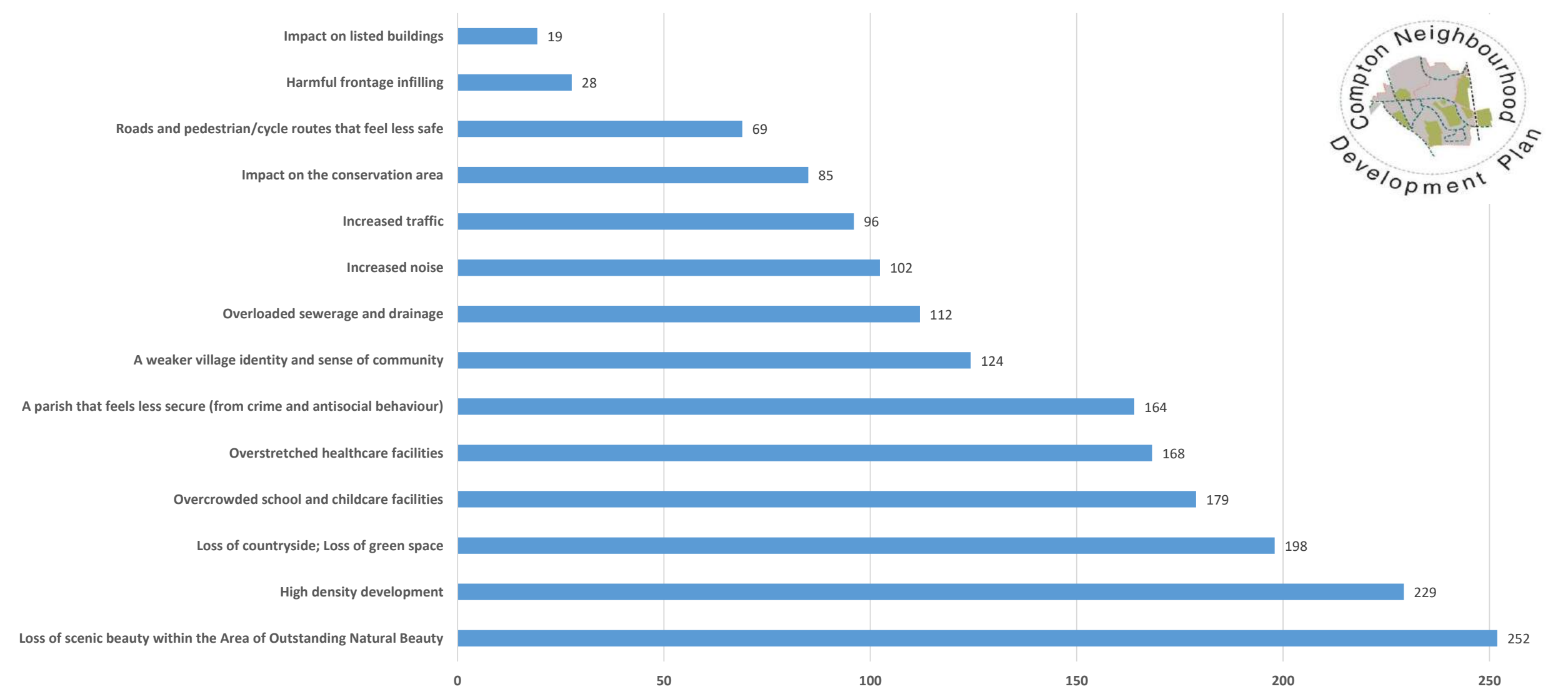
Q3 and Q4 data combined describing Compton today and in 15 years time.



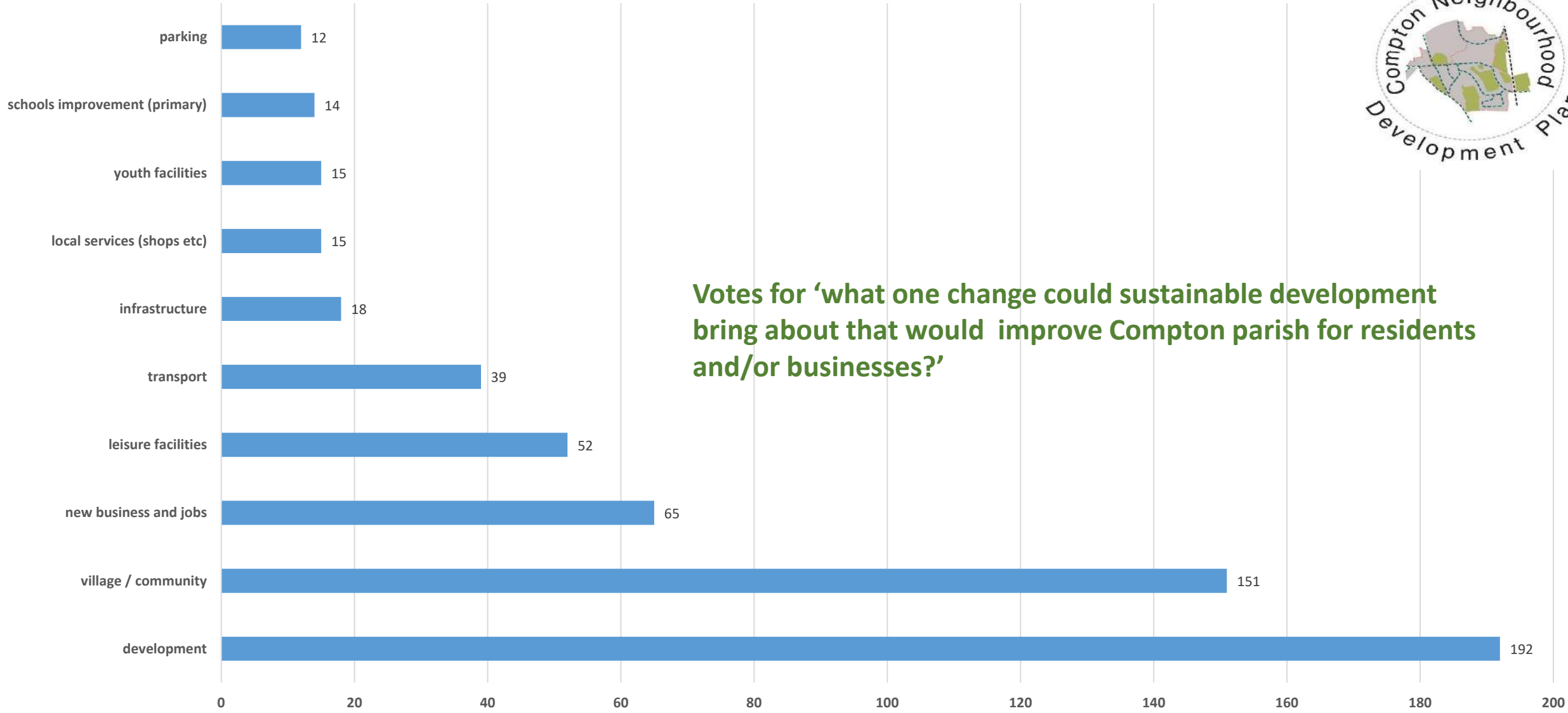
Q5. What are the greatest benefits that sustainable development could have for Compton parish?



Q6. In what ways could development harm Compton parish if not properly managed?



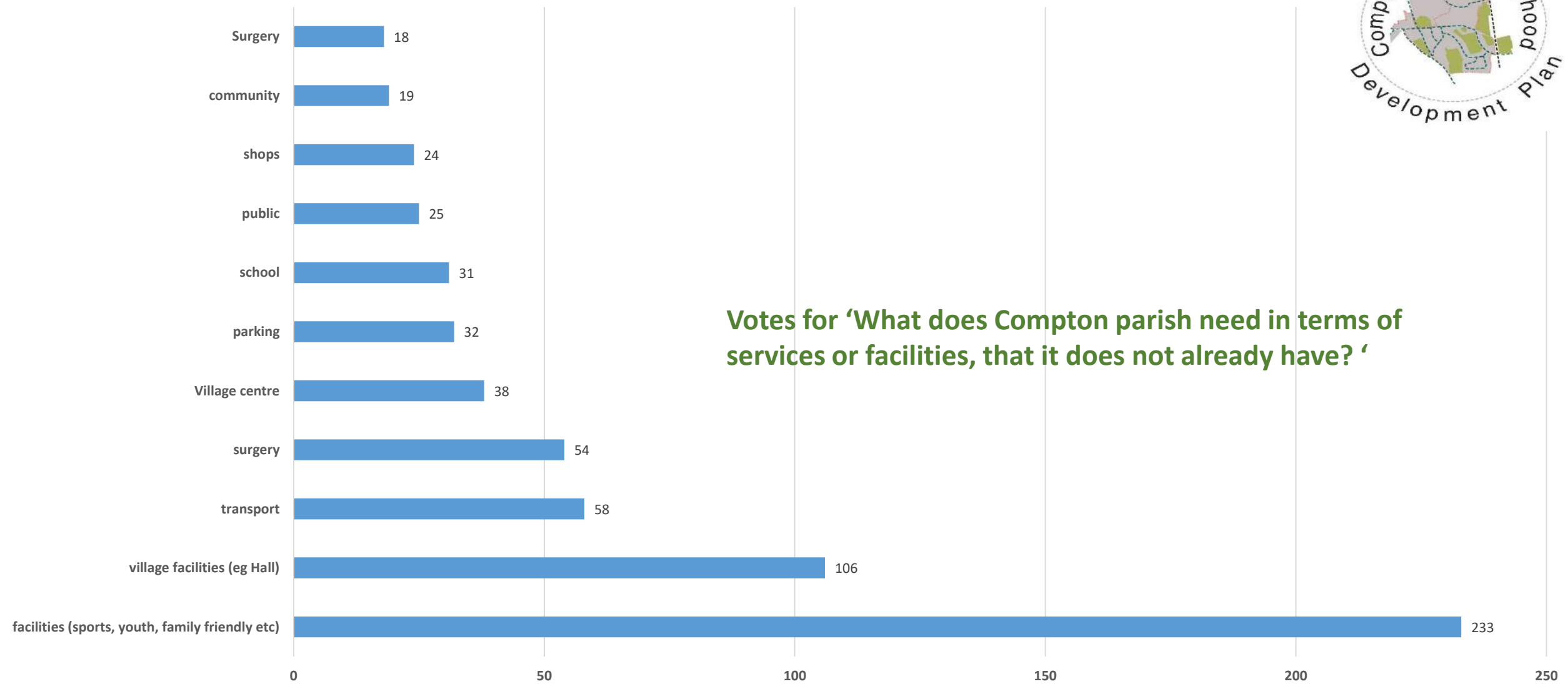
Q7. What one change could sustainable development bring about that would improve Compton parish for residents and/or businesses?



Votes for ‘what one change could sustainable development bring about that would improve Compton parish for residents and/or businesses?’

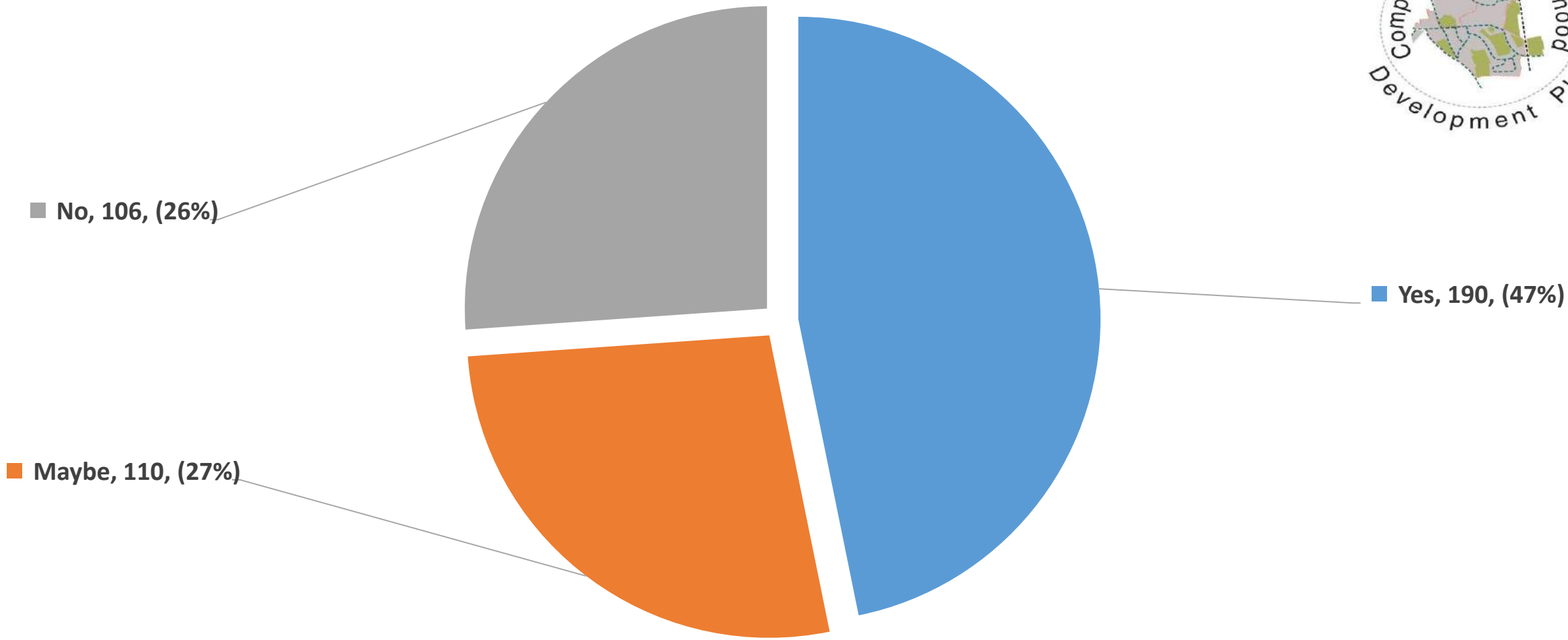
The logo is a circular emblem. The outer ring contains the text 'Compton Neighbourhood' at the top and 'Development Plan' at the bottom, separated by small dots. The center of the logo features a stylized map of the Compton area, with different regions shaded in light green and light brown, and a network of dashed lines representing roads or boundaries.

Q8. What does Compton parish need in terms of services or facilities, that it does not already have?



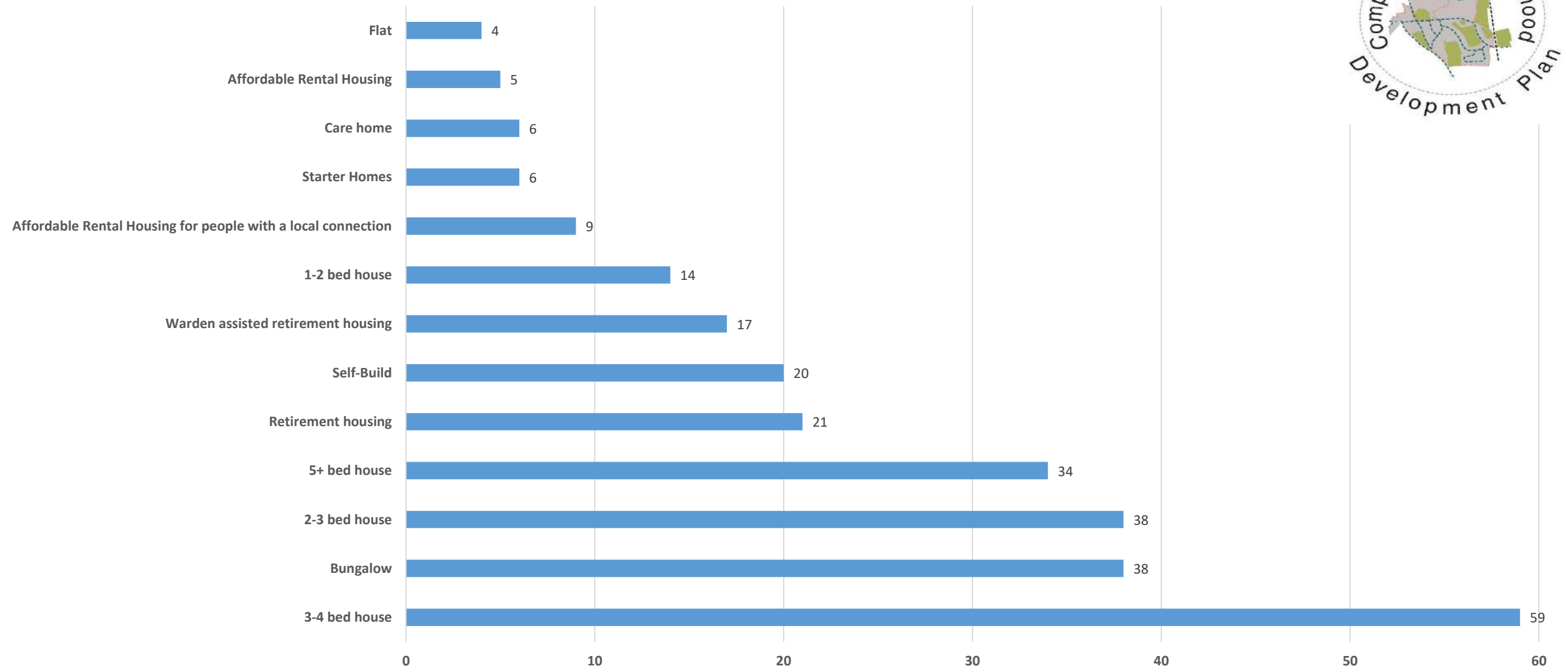
Votes for 'What does Compton parish need in terms of services or facilities, that it does not already have? '

Q9. Is your home likely to meet your needs for the rest of your life?

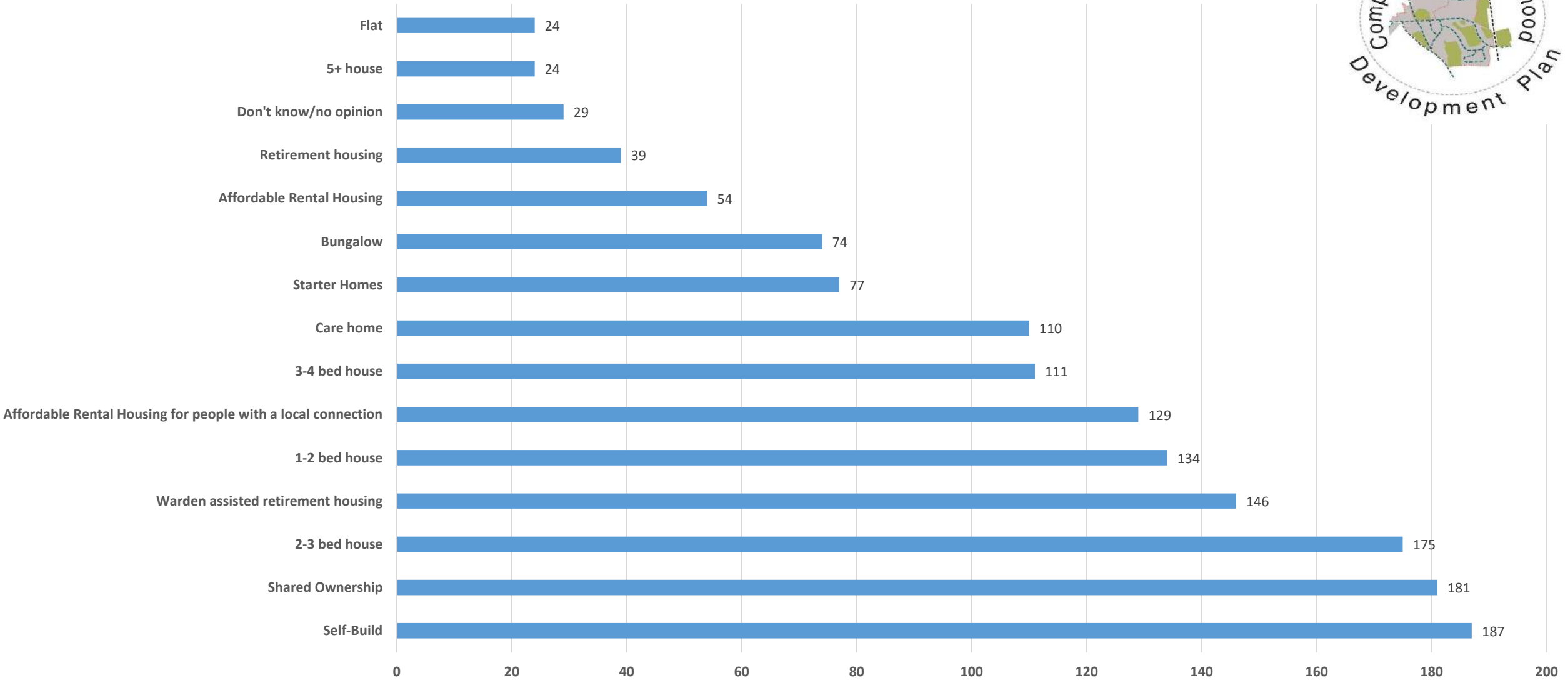


Part 3: HOUSING ISSUES

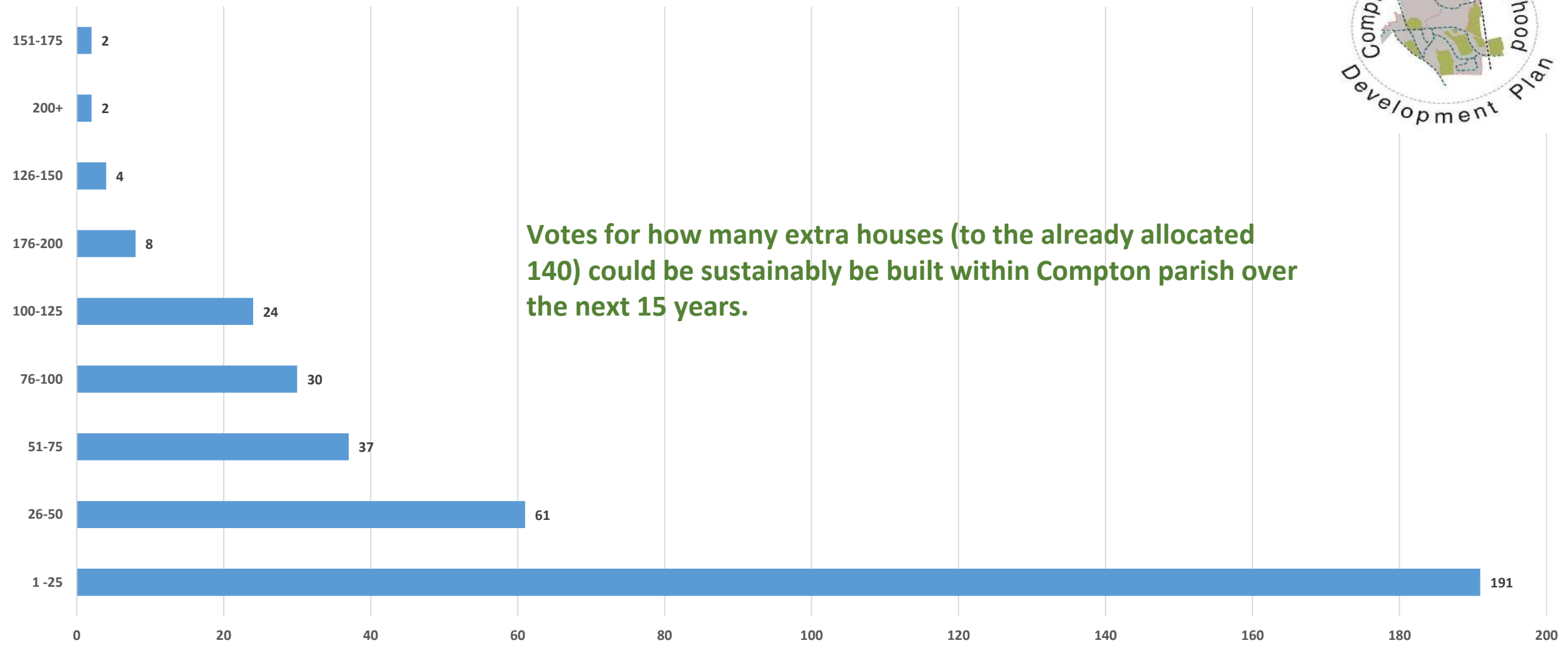
Q10. Thinking about your next move within Compton parish, what type of property would best suit your needs?



Q11. Thinking about the needs of others within Compton parish, what types of housing do you think are most needed?

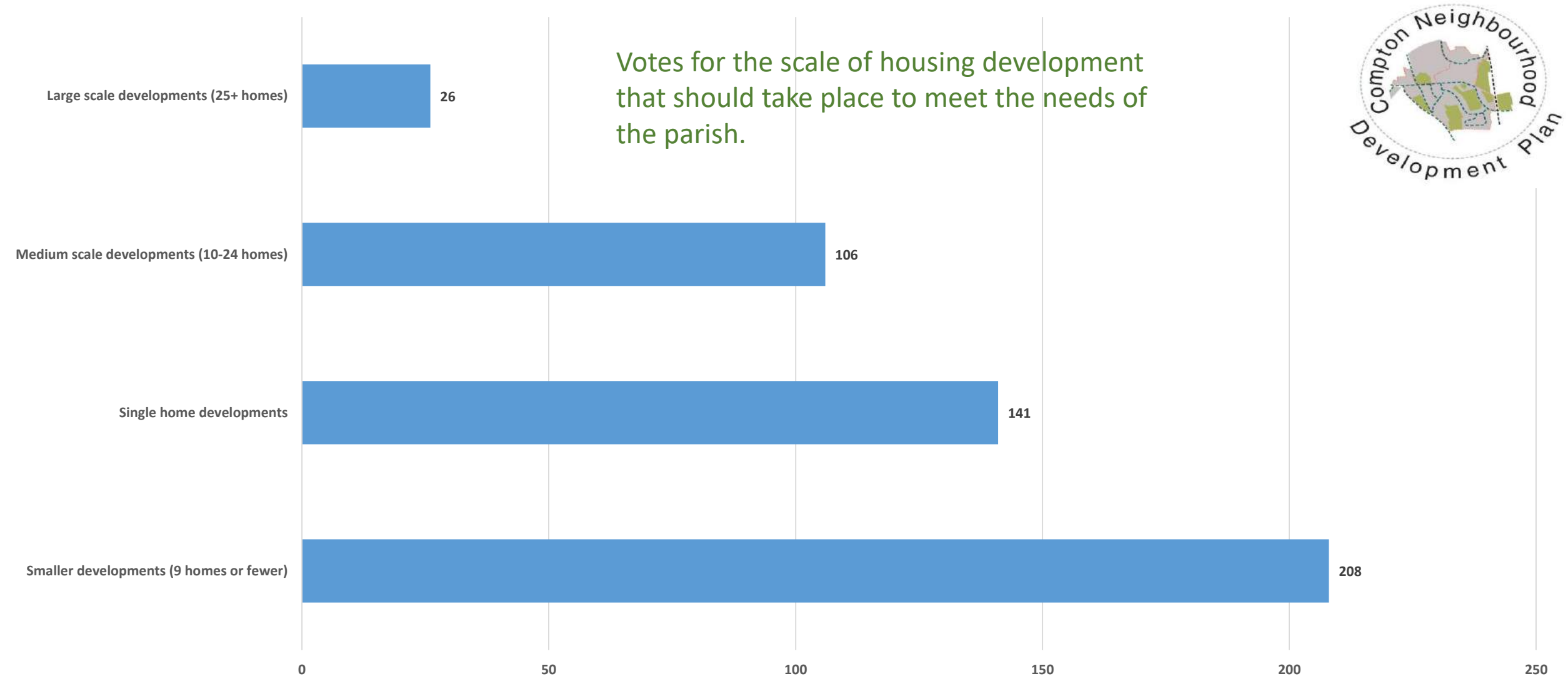


Q12. In addition to the 140 homes already allocated for the Institute of Animal Health (IAH) site, how many houses do you think could sustainably be built within Compton parish over the next 15 years?

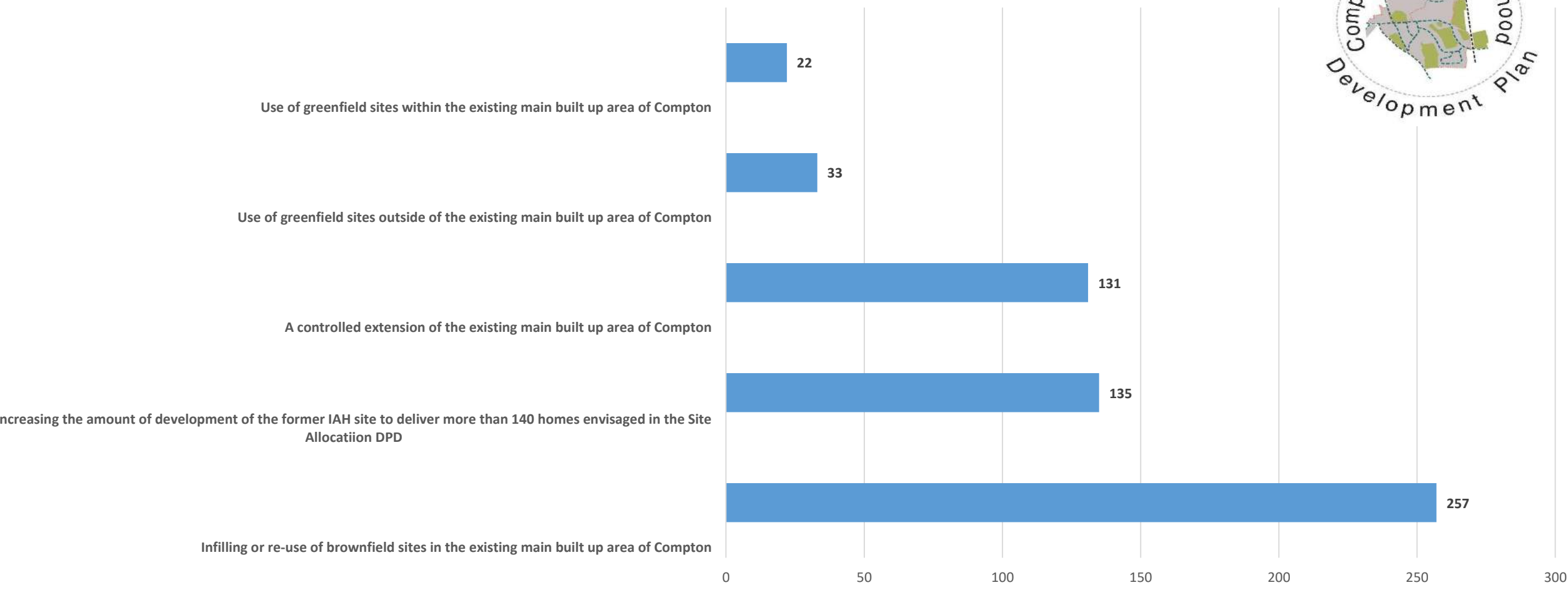


Votes for how many extra houses (to the already allocated 140) could be sustainably be built within Compton parish over the next 15 years.

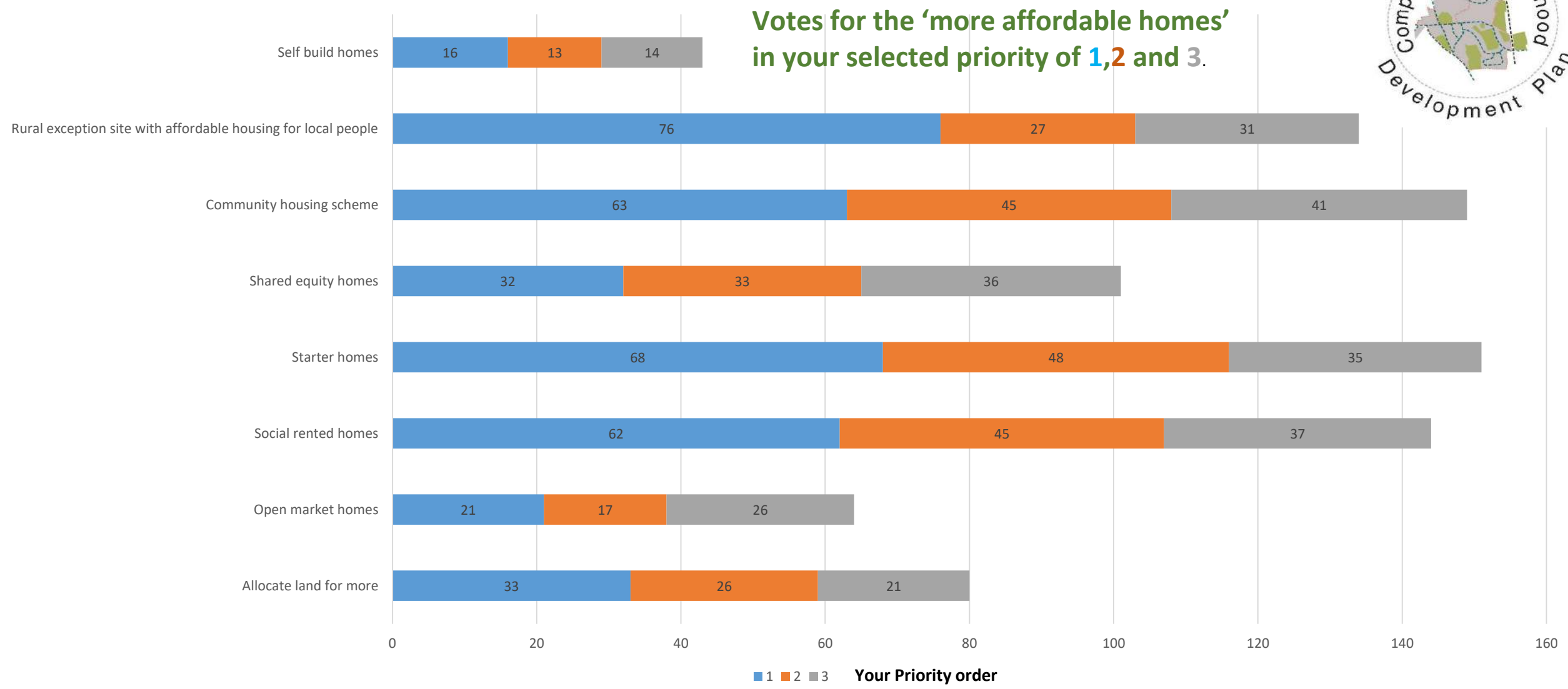
Q13. What scale of individual housing developments should take place in order to meet the needs of the parish?



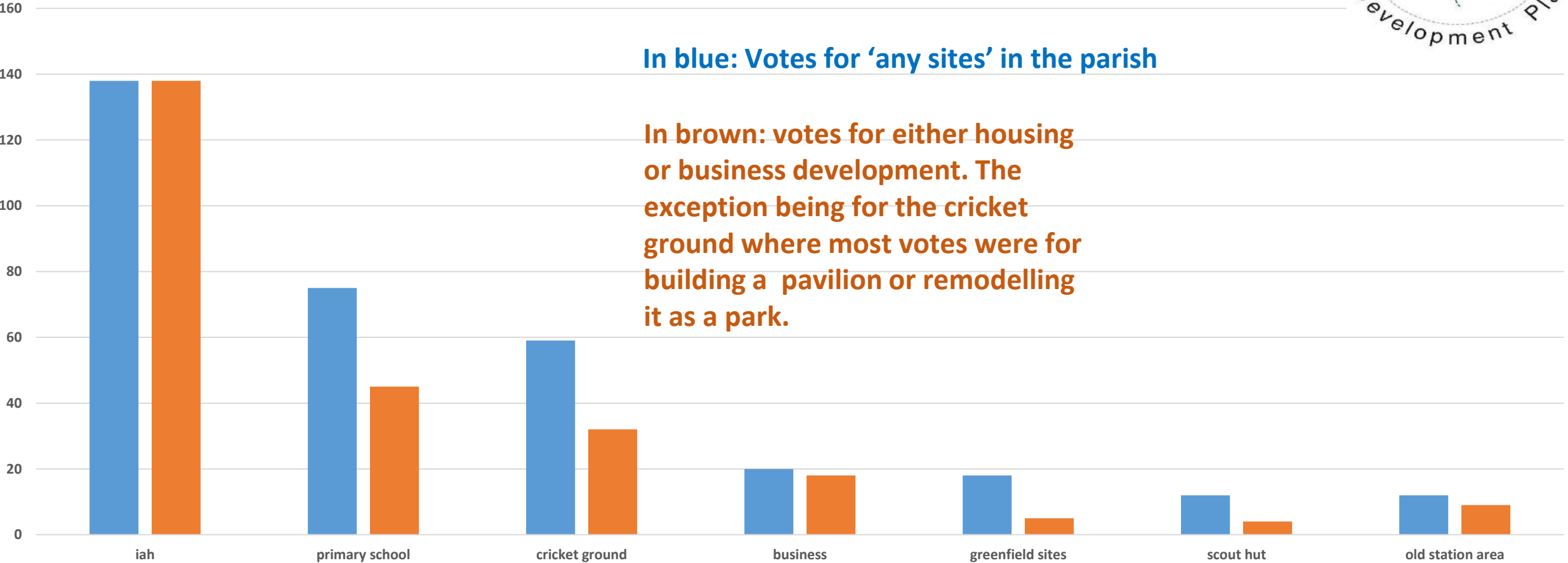
Q14. Thinking about the sustainable development of Compton parish over the next 15 years, where do you think the priority in house building should be in Compton parish?



Q15. What do you think the Neighbourhood Plan should do to ensure homes are more affordable?



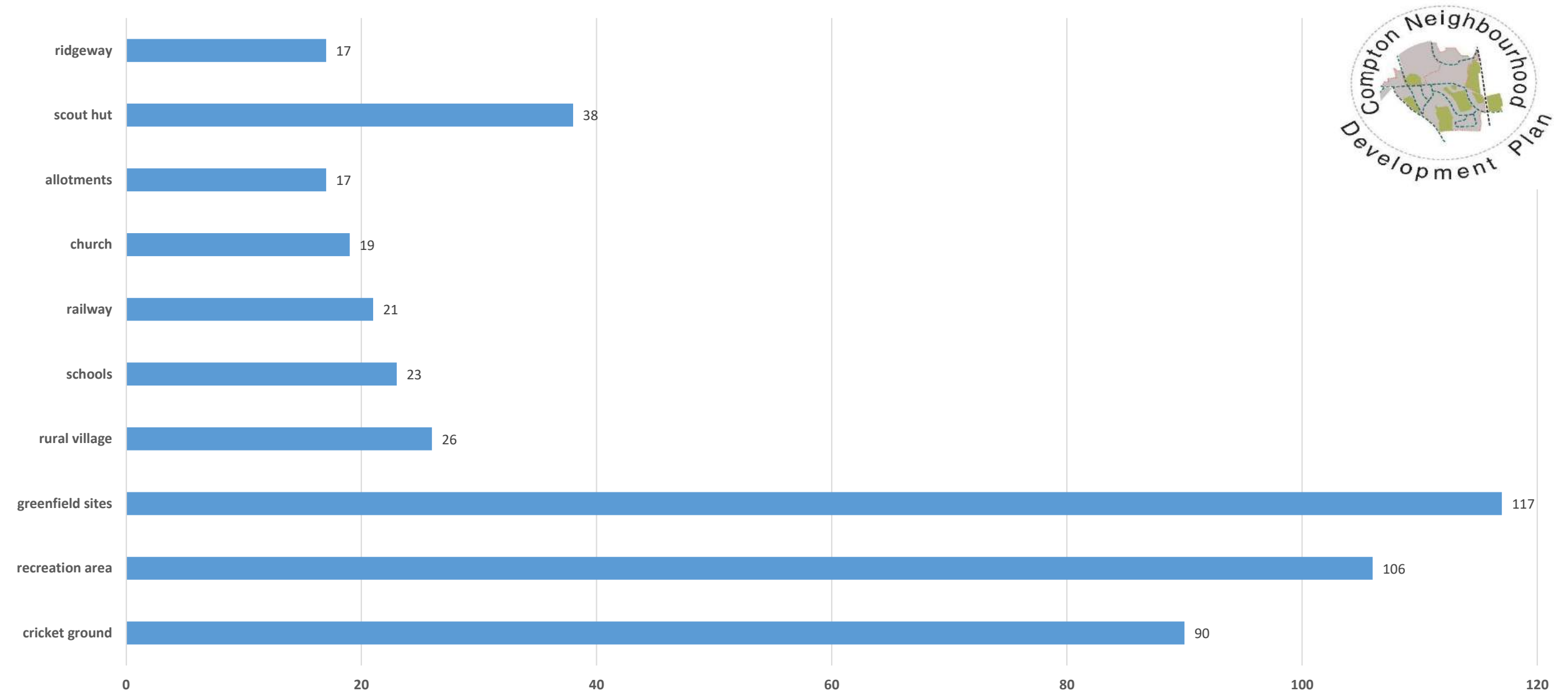
Q16. Are there any sites in the parish that you think should be developed for any purpose? What purpose?



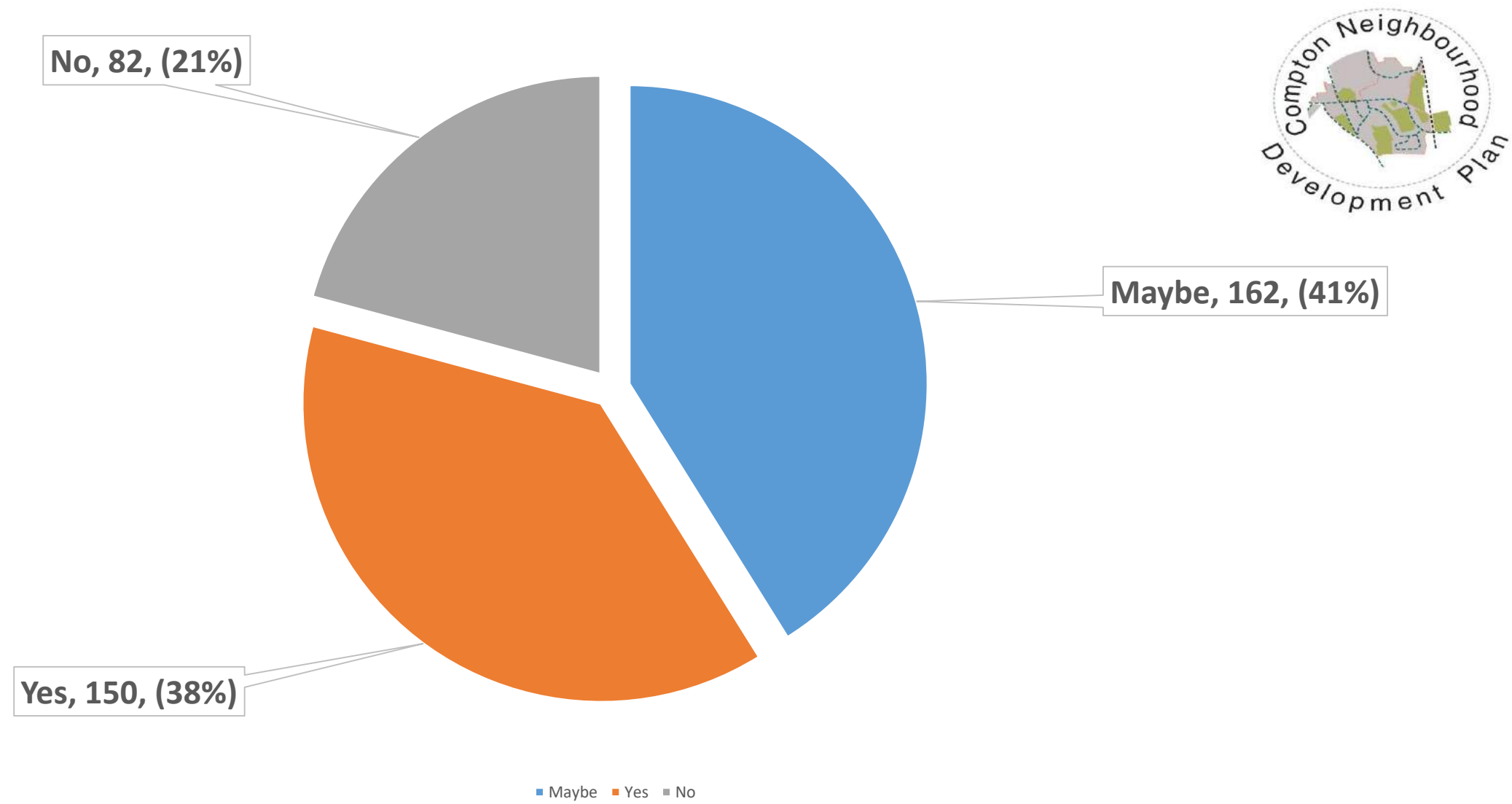
The logo is a circular emblem. The outer ring contains the text 'Compton Neighbourhood' at the top and 'Development Plan' at the bottom, separated by small dots. The center of the logo features a stylized map of the Compton area, with different regions shaded in light green and light brown, and outlined with dashed lines.



Q17. Are there any sites in the parish that should be protected from development? Why should these specific sites be given protection?

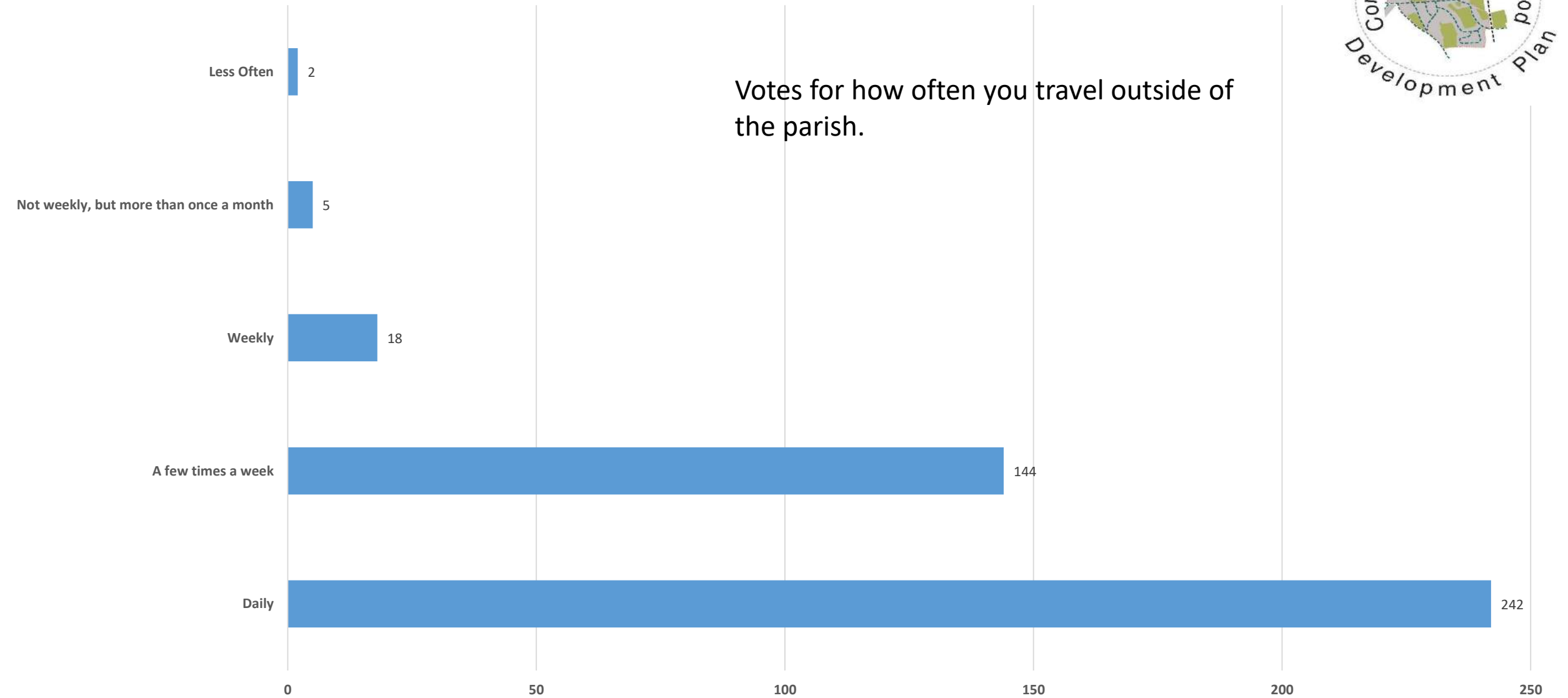


Q18. Should the Neighbourhood Development Plan seek to allocate land for business use?

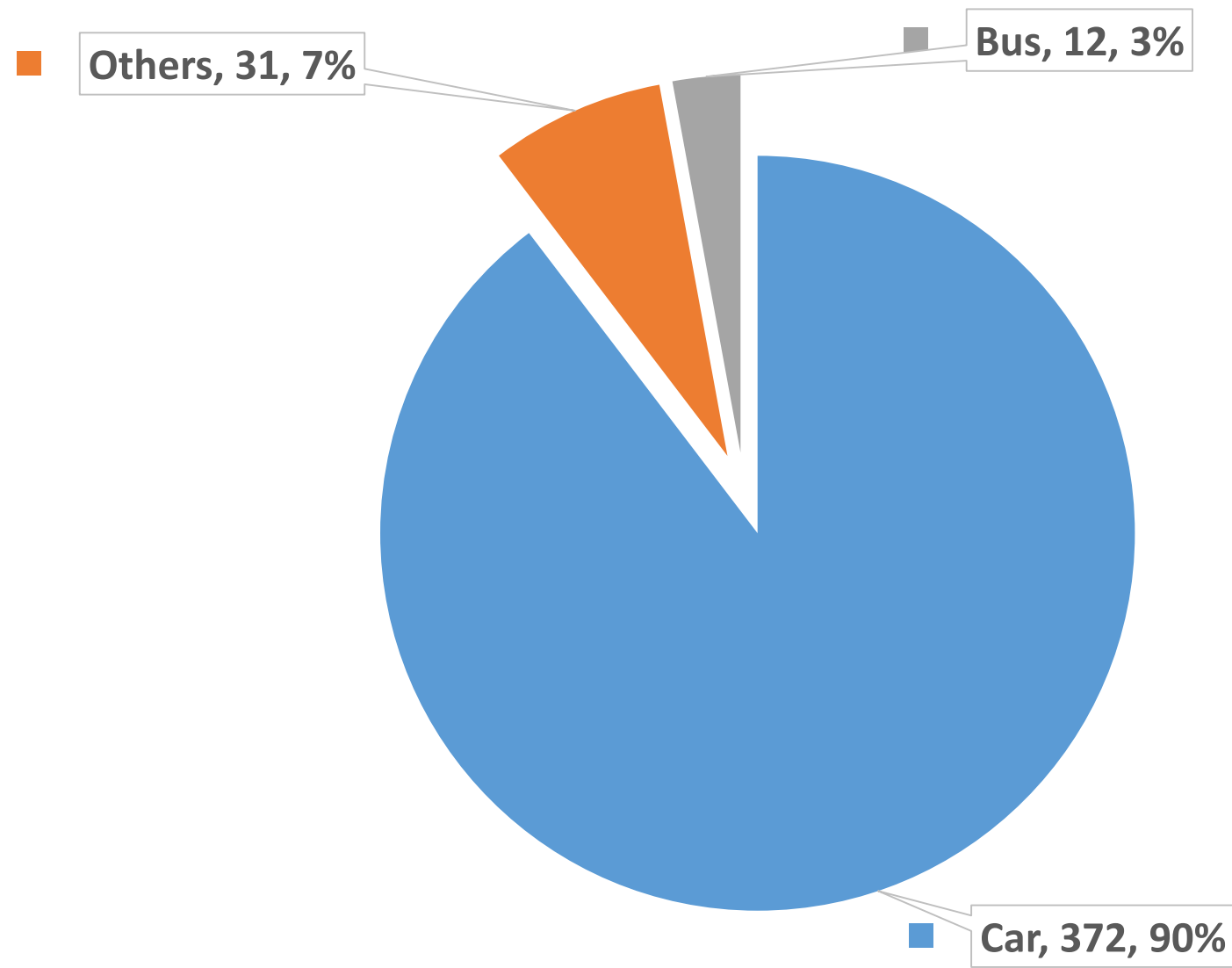


Part 4: TRANSPORT & CONNECTIVITY

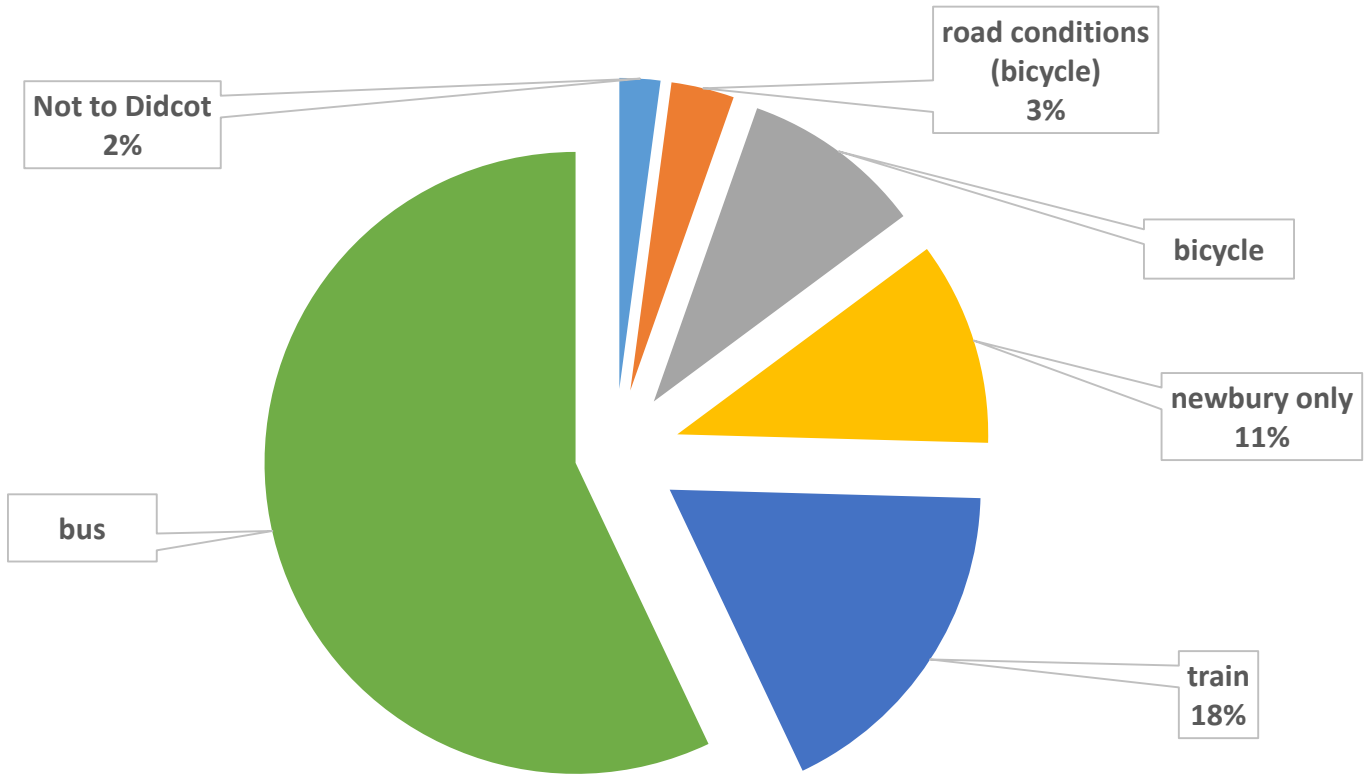
Q19. How often do you travel outside of the parish?



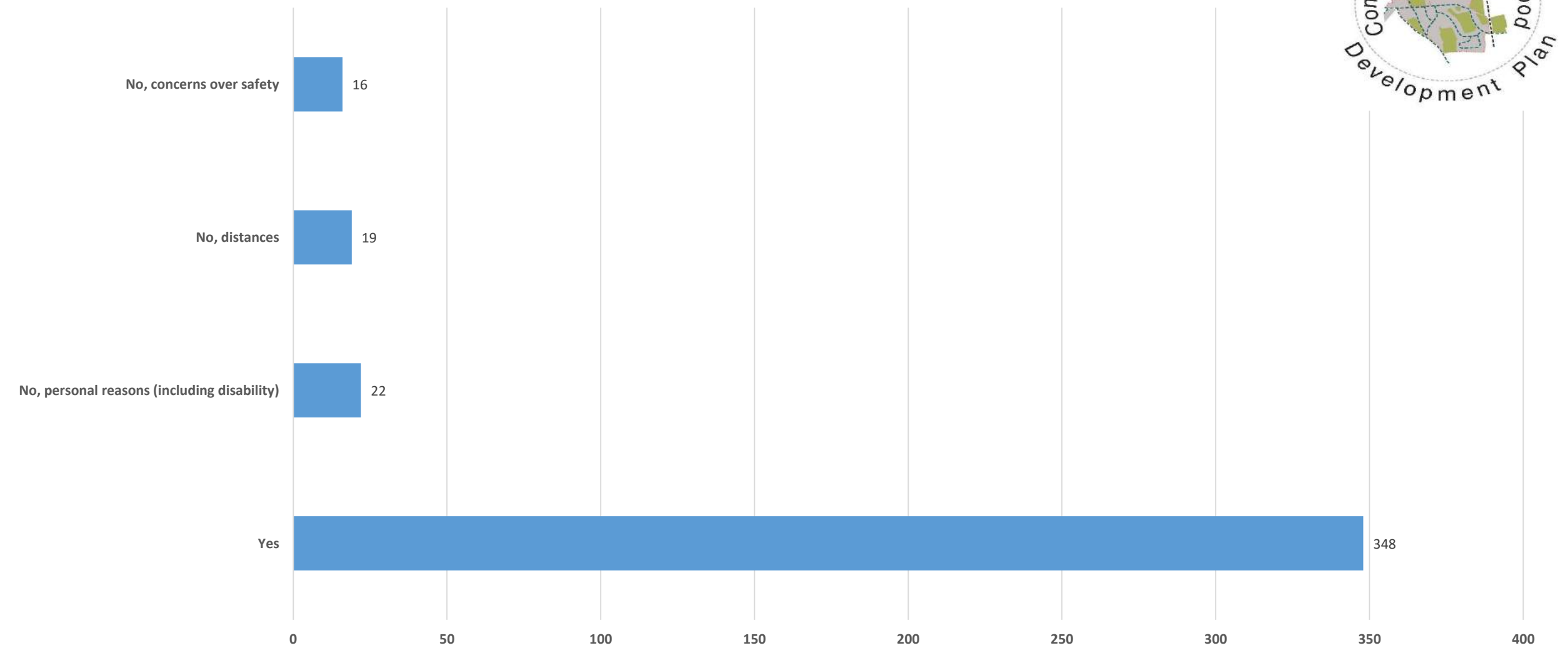
Q20. What form of transport do you use most often?



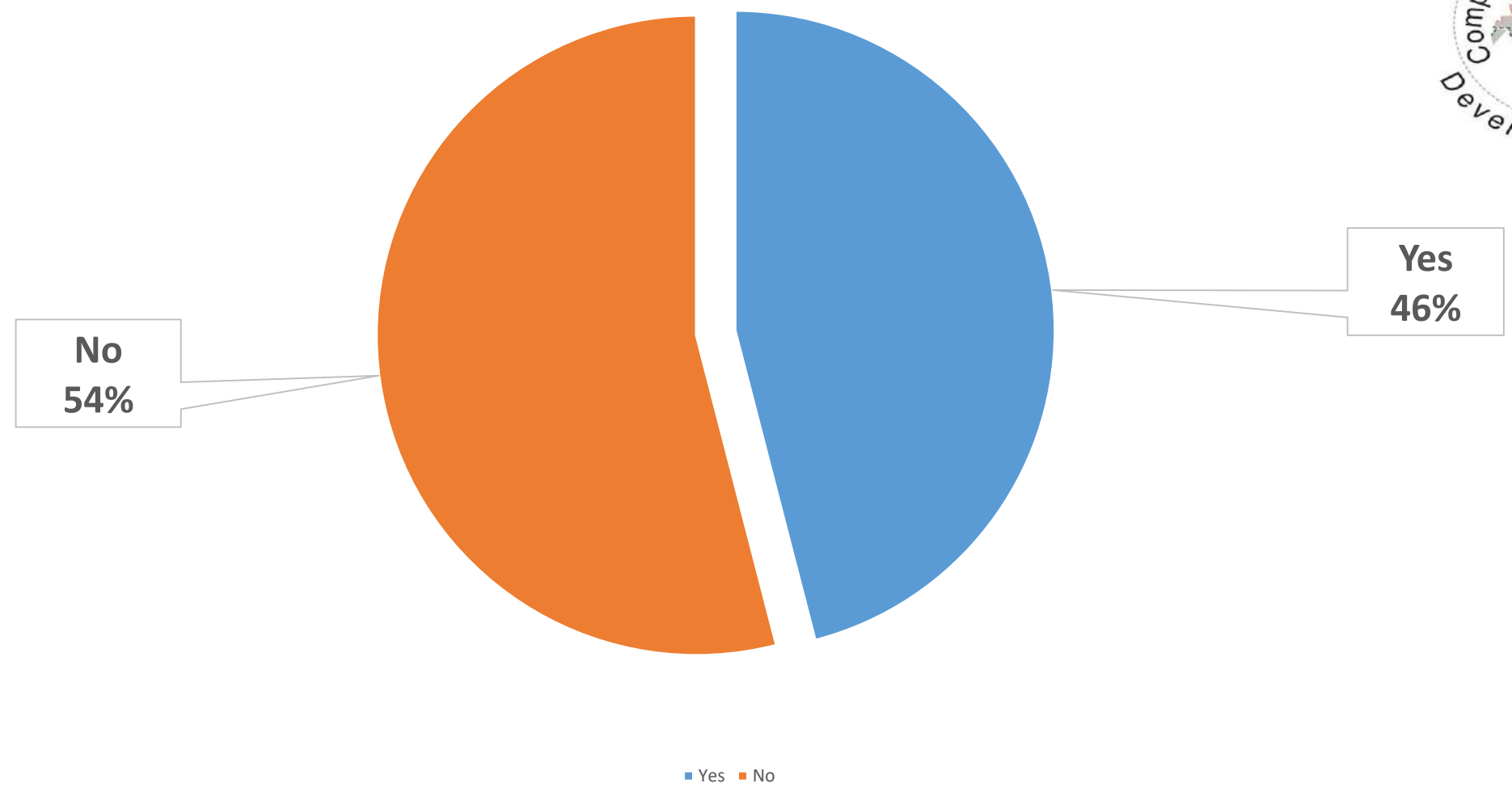
Q21. What forms of transport would you like to use more? What is currently preventing you from using your preferred mode of transport?



Q22. When travelling between locations within the parish, do you walk? If not, why not?

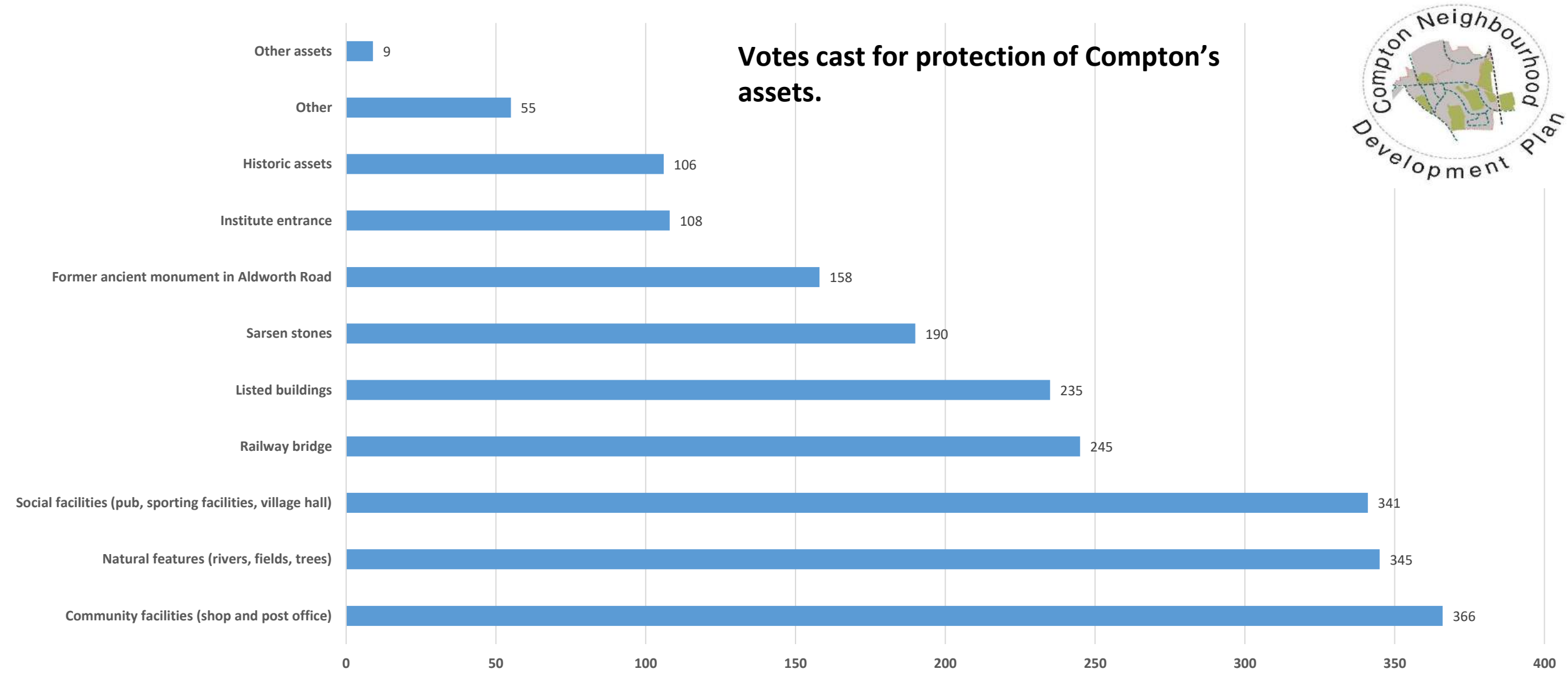


Q23. If you use public transport to travel from Compton, does it take you to your destination?

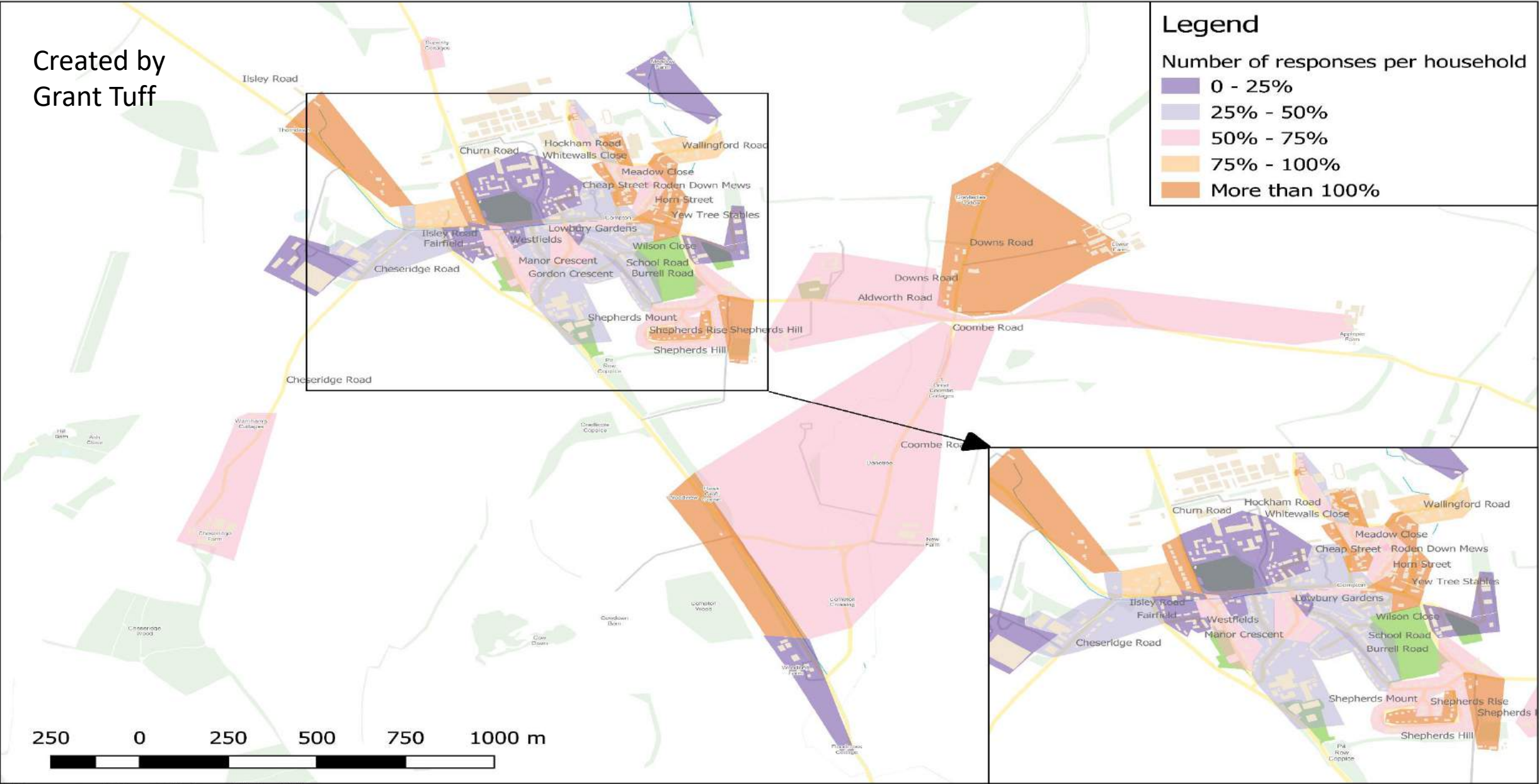
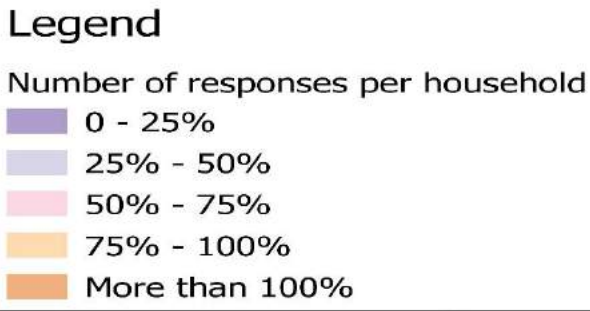


Part 5: COMPTON'S ASSETS

Q24. Please identify any of Compton's assets you would like to be protected.



Created by
Grant Tuff



© Crown copyright and database rights, 2018
© Local Government Information House Limited copyright and database rights, 2018

13. Appendix 6: Working Group Consultation summary and timeline

<i>Timeline</i>	<i>Steering Group Meetings</i>	<i>Village Surveys & Questionnaires</i>	<i>Workshops/ Events and Public Meetings</i>	<i>Compilations</i>	<i>Posters & Leaflet Drops</i>	<i>Working Groups</i>	<i>Other</i>
Pre 2017		Sept 2016 Housing Needs Survey	c2012 Public exhibition at the Swan pub (run by Parish Council)				
		Major Residents' Survey designed for NDP	Call for volunteers at Village Fete				Appointment of Consultants FAAP 6.2.17
2017							Feb 17; NDP Facebook Page launched
			5 & 7/11/17 NDP Drop In event				
2018	10/01/18				Leaflet drop about survey		
	21/02/18						
		NDP Survey Issued					
	28/02/18				28/02/2018 Survey poster campaign approved		
	21/03/18						

Compton Pre-Submission Draft Plan Consultation Report

	25/03/2018 Final date for NDP Residents' survey returns	
25/04/18		April NDP Update
23/05/18		
13/06/18		June NDP Update
27/06/18		
	2/7/18 NDP Survey results presentation	
		7/7/18 NDP Rolling Presentation & Stall at Village Fete - Survey results presented
18/07/18		
14/08/18		August NDP Update
05/09/18		

Compton Pre-Submission Draft Plan Consultation Report

2019		12/09/19 NDP 'Drop In' Session and Working Groups established.	Working Groups Established - Housing (DN), Community/Education (RR), Business (CS), Environment (TL) & Roads/Transport (DS). Local consultation commenced.
		25/09/18 NDP members attend Community Led Housing Project workshop	
		26/10/18 NDP visit to Pirbright site and Homes England Meeting	
		Oct NDP Update	
	06/11/18		
	28/11/18		
		Dec NDP Update	
	11/12/18	7/12 Meeting with WBDC Planning Team	
	00/01/2019	Jan 2019 FAAP/NDP/ Working Groups Workshop	

Compton Pre-Submission Draft Plan Consultation Report

11/02/19	28/02/19 NDP Attendance at Workshop - Vision & Objectives	Feb NDP Update	CEF meetings with key stakeholders initiated.
Jobs Survey			
13/03/19	NDP meeting with AECOM & Homes England		
April NDP Update			
01/05/19			RR resigned as CEF chair. AWG assumed chair duties.
12/06/19		June NDP Update	
26/06/19	6/7/19 Stall at Village Fete		Business Survey active. Jobs survey on Facebook.
16/07/19	7/19 Meeting with WBDC Planning?	Aug NDP Update	
24/09/19			
24/10/19		Oct NDP Update	
			Interim Policy Statement approved
27/11/19			

Compton Pre-Submission Draft Plan Consultation Report

2020		Dec NDP Update	
			Jan 2020 NDP leaflet drop to village regarding Homes England meeting
		21/01/20 Homes England public meeting on Pirbright site development	
	22/01/20		
			February 2020 NDP leaflet drop regarding NDP public meeting
	06/02/20	Feb NDP Update	
		13/2/20 NDP Open Forum (100 attendees)	
	03/03/20		
			10/3/20 Open Forum video released on NDP website & Facebook
	09/04/20	April NDP Update	
	29/04/20		

Compton Pre-Submission Draft Plan Consultation Report

10/06/20	June NDP Update		
NDP Zoom Meetings 10/6/20, 30/6/20, 2/7/20, 3/7/20, 13/7/20 & 22/7/20			7/19 v7 NDP Statement approved and put on Compton NDP website.
	6-10/7/20 Leaflet drop with HE Planning Application end date 29 July		NDP Statement and leaflet put on website.
	Second Leaflet Drop and posters W/C 20/2/20		
	August NDP Update		
Zoom Meeting 29/9/20			
	October NDP Update		
	REG 14 CONSULTATION	REG 14 CONSULTATION	REG 14 CONSULTATION

Compton Pre-Submission Draft Plan Consultation Report

2021		December Update	Reg 14 Leaflet Drop 4-8/11/20	Upload of Reg 14 Documents to NDP Website 7/11/20
			Dec 2020 - Working Group consultation evidence collated in advance of development of the consultation strategy document.	Upload of F/B Websites (Compton & Compton NDP) Advert, video & Exec Summary
				Ongoing - collection of comments on Reg 14 (9/11/20 to 21/12/20)
				Direct emails to consultees.
	Zoom meeting 20/01/21			8/1/21 Parish Council meeting discussing NDP aspects
	Zoom meeting 23/02/21 Zoom meeting 09/03/21			

14. Appendix 7: 2019 Village Fete Display Presentation

Welcome and thank you!

Welcome to our display.

Following on from last year's fete, we formed the working groups using all the volunteers who came forward.

Please do not think that it is too late to join us – we will welcome new members to any of the groups.

The groups are now in the lengthy research phase. This is a complex process with cross-group liaison being necessary and involves considerable work.

We are also being supported by professionals and they will check and prepare the final draft Neighbourhood Development Plan document, prior to examination and referendum. We hope to be at that stage early next year.

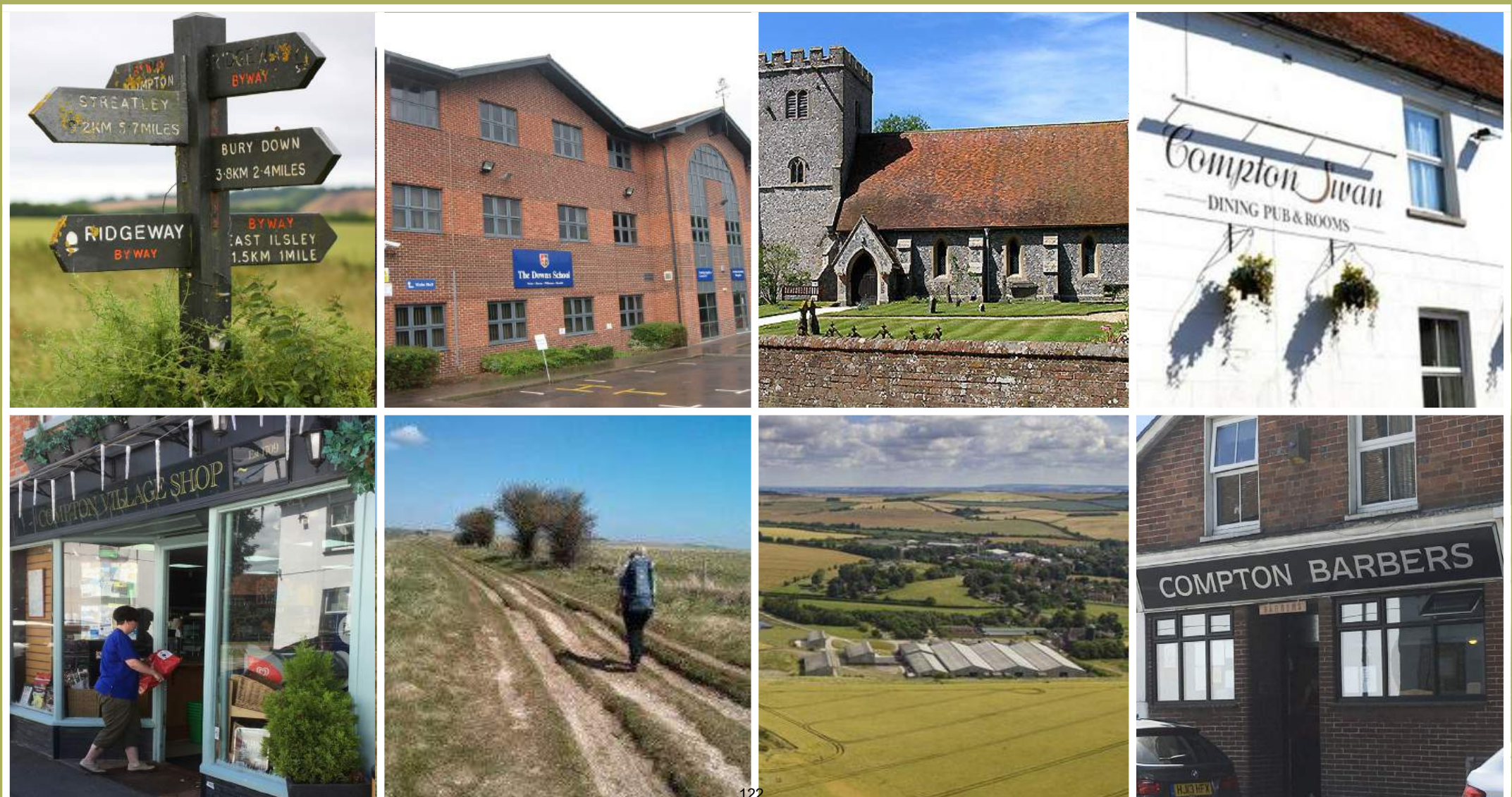
We intend to produce an interim statement shortly, so keep an eye out for that.

All of the groups are represented here today, so please take the time to look at the displays and talk to group members.

I am grateful to all members for their efforts and I am sure that the final plan will be well worth the effort by everyone!

Thank you all for your interest.

Dave Aldis, Chairman, Compton Parish Council



What is a Neighbourhood Development Plan?

Neighbourhood planning is a right for communities to be involved in developing policies for their immediate local areas introduced through the Localism Act of 2011. Communities can shape development through the production of Neighbourhood Development Plans (NDP).

What does it do?

- The NDP, put together by the local community, can set out policies and plans for their local area, and subject to conforming to national policies as well as local plan policies, the plan will be adopted as a formal part of the Development Plan.
- This means that planning decisions have to be made in accordance with the NDP unless material considerations indicate otherwise.
- The NDP can guide local issues. For example, the plan can say which important green spaces will be protected, or could identify sites that are appropriate for new local facilities or an affordable housing development.
- NDPs could also guide design standards in their area to make sure that new development is of a high quality.

What does and doesn't it cover?

- NDPs only covers land use planning issues, and not broader concerns, for example crime or health.
- For example, although an NDP *could not* address an issue such as frequency of dustbin collections, it *could* identify land to be used for community recycling facilities
- NDPs *can not* plan for less development than the local plan.

Why have an NDP?

- NDPs enables communities to play a stronger role in shaping the areas in which they live and work and in supporting new development proposals, alongside the Development Plan. Compton's NDP is a document for all the community and we want all to be fully involved.
- NDP provides the opportunity for communities to set out a positive vision for how they want their community to develop over the next 10, 15, 20 years in ways that meet identified local need and make sense for local people. They can put in place planning policies that will help deliver that vision or grant planning permission for the development they want to see.
- We will continue to ensure you are fully informed throughout the process via meetings, through social media, our website and in *Compilations*. We welcome any feedback, thoughts or comments.



Compton NDP timeline so far... 1

Compton NDP was formed... Spring 2018

In April 2018 a committee of volunteers was formed to produce an NDP for Compton.

The Compton NDP Survey... June 2018

In June a house-to-house and online survey of over 600 households in Compton was conducted to obtain the views, concerns and aspirations of its residents.

Responses were received from over two-thirds of households, with a good spread of age groups represented and a broad range of issues highlighted.

Compton NDP timeline so far... 2

Presentations... Autumn 2018

We showed the results to the village last autumn, gained further responses and gathered volunteers for the working groups

Working groups... Winter 2018

From analysis of the survey data, specific working groups were formed to focus on the key aspects of village life highlighted in the survey response.

- **Housing & Development**
- **Environment, Green Spaces, Roads & Transport**
- **Job Opportunities & Business**
- **Community & Facilities, Education & Young People**

Compton NDP working groups

Understanding Compton... Spring 2019

The working groups terms of reference involved the identification of groups, entities and organisations which may have interests, views and concerns which should be taken into account and properly represented in the Compton NDP.

The working groups have been chatting, meeting, conducting surveys and working with the community to understand in more detail thoughts and requirements for the village.

Each group is showing off its interim findings via the bullet points on the following display boards.

Please feel free to chat to members of each group if you have any questions or queries or points to discuss

The NDP's vision statement

The vision of the Compton NDP is:

“To enhance the long-term quality of life for its residents through the provision of high-quality

- housing,***
- schooling,***
- transportation,***
- infrastructure,***
- sporting facilities,***
- business facilities***
- green space***

through self-sustaining and environmentally friendly development, whilst retaining the rural character and beauty of the village”

Working Group update: housing

We have been working and consulting extensively with members of the community, West Berkshire District Council, landowners and housing associations.

The main area of focus has been the Pirbright site, but this is as part of the wider village strategic plan. We welcome your thoughts and contributions

INTERIM REPORT

- **We support the comprehensive mixed setting development of the Pirbright site per WBDC's Special Planning Document (SPD) 2013**
- **We support the number of dwellings envisaged in the SPD – 140**
- **We are against any additional number over 50 dwellings in Compton**
- **All to be quality built, energy efficient, in line with design statement**
- **New build parking space to be in accordance with WBDC policy**
- **We agree the northern part of the Pirbright site should not be developed**
- **Some Pirbright site buildings could be retained for village provision**
- **We will strive for the statutory number of affordable homes**
- **A WBDC local lettings policy for these will be explored for the site**
- **We are also investigating the establishment of a rural exception site**

Working Group update: community

Our purpose

- To use the NDP to promote and strengthen our community in Compton
- To get the views of residents to understand the strengths and weaknesses of our community activities and facilities
- To feed findings into the overall NDP as part of an action plan

INTERIM REPORT

- Identification and discussions with around 30 different activities/ organisations in Compton (e.g. Scouts & Guides, Church groups, schools, sports groups, pre-school, other activities)
- Ongoing discussions on buildings and land requirements to house groups and activities
- Ongoing discussions with local schools and their impact on and relationship with the community.
- Consideration of a central web-based communications 'hub' to provide information
- Set up of an on-line survey to continue to gather information from organisations and individual residents

How can You help the CEF Team?

Please complete our survey using the link

<https://www.surveymonkey.com/r/MTZHxVZ> or scan via the QR code above



Working Group update: business

We have conducted three surveys – one to understand the needs of those working from home, one for the businesses based in Compton and the other to understand the working population of Compton's residents and to ask for thoughts on new job creation in the village.

All surveys are accessible here today – if you have not filled one in, please take a survey form as the more answers we get the better our data

INTERIM REPORT

- On the original village-wide survey, residents of Compton said they would like to see a mix of residential and business development in Compton
- Most residents work outside of Compton, and in local towns
- Some residents would like to see job creation in Compton
- Compton has a long working history and a number of sizeable companies have always been based in the village, Bakers Foundry and then Pirbright Institute important employers in the village
- Businesses are attracted to Compton because:
 - Of its rural location
 - Its easy and accessible transport
- Businesses have said they would like:
 - Improved broadband capacity
 - Flexible meeting locations
 - Opportunities for meeting with other companies
 - Cafe facilities for informal meetings
 - More parking

Working Group update: environment/1

Creating a sustainable green space plan for Compton

- As part of our NDP we want to ensure that everyone in the village has access to safe green spaces and our environment is protected.
- Green spaces contribute to the quality and economic value of Compton, as well as creating community well-being; an attractive place to live, work and spend our leisure time.
- The impact of new development on green spaces and the provision of new Green Space as part of any new development will be significant factors in considering if the new development on the Pirbright site and elsewhere within the Parish is sustainable.
- Planning for green spaces is integral to the wider planning for the village.
- We now need your continuing help to create the best plan we can for all current and future residents of the Compton Parish.

Our vision for the plan

In summary the plan will make it possible to...

- Maintain the rural character and biodiversity of the village in the wider landscape context of the North Wessex Downs AONB which Compton is part of.
- Create integrated and safe greenspaces in new developments that are linked to the existing green infrastructure network.
- To enable people and wildlife to thrive within Compton.

Working Group update: environment/2

INTERIM REPORT

In the coming weeks the group will:

- **Collect more evidence of the Green Spaces within Compton**
- **Complete a Green Space Audit of Compton; evaluating existing green spaces, location, purpose, size, quality, amenity value.**
- **Assess local need for Green Space, using existing evidence and socioeconomic data along with population growth predictions.**
- **Ensure that all local stakeholders and the wider community have been engaged and have a chance to contribute.**
- **Identify potential new spaces that could be designated as Green Space in addition to the existing Green Space. (recreation ground, allotments, verges, paths, gardens, bridleways and footpaths and any other open space within the Parish).**
- **Develop our approach to other environmental considerations such as light and noise pollution within the existing village**
- **Ensure that our draft plan is evidenced based and robust with a clear rationale, so that we can be confident that it will be able to be adopted into the Compton NDP.**

15. Appendix 8: Interim Policy Statement on the Pirbright Site



Compton Neighbourhood Development Plan

Pirbright Site Issues and Policy Objectives

Interim Policy Statement

September 2019

1. Objective of Report

- 1.1. The purpose of this Report is to provide an early and clear view of the Compton Neighbourhood Development Plan (NDP) position, supported by its Village survey results, regarding the application of planning policies to the potential future development of the Pirbright Institute site¹ (previously known as the Institute for Animal Health – IAH site). The NDP agrees that the site should in the future be redeveloped pursuant to West Berkshire Housing Site Allocations DPD Policy HSA23 and the 'Pirbright Institute Site, Compton' Supplementary Planning Document (SPD). Since the production and adoption of this SPD, the site has been purchased by Homes England (HE).
- 1.2. The NDP Steering Group are aware that HE are seeking to submit an outline planning application for the redevelopment of the Institute site. This application may be made as early as Autumn 2019, which would be in advance of the NDP reaching an advanced stage. The NDP Steering Group has listened to the views of the community, which has revealed general concerns about the potential redevelopment and the opportunities afforded by a neighbourhood plan to provide further detail and direction on how this should be redevelopment. This Report has therefore been prepared to clarify the likely policy direction of the emerging Compton NDP concerning the redevelopment of the Site, which is an important component of the overall NDP for the whole Compton Designated Neighbourhood Area, covering the entire parish.

2. Recommendations

Compton Parish Council is recommended to:

- 2.1. Note and endorse the contents of this report as a planning policy position statement associated with the emerging Compton NDP on the potential future development of the Pirbright site in Compton.

3. Background

The Site

- 3.1. The Parish of Compton² covers an area of 1,502.19 hectares with a population of 1,571 persons and 624 dwellings³. The 15-hectare(ha) brownfield site is located currently comprises mainly research and agricultural units, along with ancillary office space reflecting

¹ The site was formerly known as the Institute for Animal Health (IAH) site in Compton but was subsequently renamed

² The Designated Compton Neighbourhood Area

³ 2011 Census

the function of the site as a scientific research facility. The buildings vary in age, quality and size, and are spread across the site.

- 3.2. The Pirbright Institute is an institute of the Biotechnology and Biological Sciences Research Council (BBSRC), whose primary function is to fund biological and biotechnological scientific research. The Institute delivered applied science at the Site focused on infectious diseases of farm animals. This knowledge was used to advance veterinary science, and to enhance the sustainability of livestock farming. In addition to research, the Institute provided diagnostic services for a number of diseases and gives expert advice to the UK government and international agencies.
- 3.3. The Institute occupied the site in Compton from 1942 until 2015 and as a result the village has grown around the site and integrated it into community life. As a large employer in the village the Institute had many of its employees living and working in Compton during the peak of its operations and its departure has had a significant impact on not only the village but the community as a whole.
- 3.4. The BBSRC has consolidated activities of the Institute onto its site at Pirbright in Surrey, thus leaving the site at Compton vacant.
- 3.5. The Pirbright Institute Site (the site) and surrounding land is now under the control of Homes England (HE) who are intending on submitting a planning application to West Berkshire Council for the redevelopment of the site.

Current Planning Policy

- 3.6. The relevant development plan comprises the West Berkshire Core Strategy (2006-2026) adopted July 2012 (CS) and the West Berkshire Housing Site Allocations DPD (2006-2026) adopted May 2017 (HSADPD).
- 3.7. The village of Compton is designated within the CS as a 'Service Village' located wholly within the North Wessex Downs Area of Outstanding Natural Beauty (AONB). Policy ADP 1 confirms Services Villages have '*More limited range of services and some limited development potential*' in the third tier of the settlement hierarchy. It continues to state:

'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.'
- 3.8. CS Policy ADPP5 for the North Wessex Downs AONB confirms that new housing allocations will have an emphasis on meeting identified local needs, development allocated '*will depend on the role and function that the settlement perform, supported by suitable development opportunities*', with the site assessment led by the '*conservation and*

‘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.’

3.10. This number of 140 dwellings will represent a considerable change in the size and balance of Compton by introducing an anticipated approximately 340 additional inhabitants⁴ (a population increase of approximately 20%), impacting all aspects of the village community, infrastructure and facilities.

3.11. The formal allocation by the HSADPD followed examination with the Inspector concluding in their report⁵ 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 Policy HSA23 (para 99).
- Any change in circumstances could be assessed and considered as part of the NDP process (para 101).

3.12. The formal allocation in the HSADPD updates a Supplementary Planning Document (the SPD) adopted by West Berkshire Council in September 2013, which was produced from engagement with the Parish Council, local community and landowners. Any conflict between the original SPD and the HSADPD must be resolved in favour of the policy which is contained in the last document to be adopted, approved or published.

3.13. In summary, 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

⁴ Based on 2.4 persons per dwelling

⁵ 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.

of the development on the AONB would be acceptable. The amount and extent of development envisaged by Policy HSA23 has been tested by the HSADPD Inspector and was considered viable and sound. Any change in circumstances can be assessed and considered as part of the NDP process.

Emerging Planning Policy

- 3.14. A Neighbourhood Area for Compton Parish was designated in January 2017, of which the HSADPD allocation HSA23 (Pirbright Site) is included. A Steering Group has been established to lead the preparation of the Compton Neighbourhood Plan (NDP) on behalf of Compton Parish Council. The NDP is proceeding towards the preparation of a draft NDP and evidence base leading towards a Regulation 14 consultation. The NDP will cover the period to 2036.
- 3.15. West Berkshire Council is currently reviewing the Local Plan to cover the period to 2036. A consultation statement on the 2018 Regulation 18 consultation paper was published in June 2019. The timetable for the Local Plan Review will be published in Autumn 2019.

National Policy

- 3.16. The revised National Planning Policy Framework (NPPF) (February 2019) states the purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs. Achieving sustainable development means that the planning system has 3 overarching economic, social and environmental objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives).
- 3.17. The whole of the parish of Compton is located within the North Wessex Downs Area of Outstanding Natural Beauty (AONB). Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads. The scale and extent of development within these designated areas should be limited. Planning permission should be refused for major development other than in exceptional circumstances.
- 3.18. 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. Neighbourhood plans must meet certain 'basic conditions' and other legal requirements before they can come into

force. These are tested through an independent examination before the neighbourhood plan may proceed to referendum.

- 3.19. Once a neighbourhood plan has been brought into force, the policies it contains take precedence over existing non-strategic policies in a local plan covering the neighbourhood area, where they are in conflict; unless they are superseded by strategic or non-strategic policies that are adopted subsequently.

4. NDP Proposals

- 4.1. The NDP will develop a shared vision for Compton to shape the development and growth of the local area. The NDP will be aligned with the strategic needs and priorities of the wider local area with the plan period to 2036 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 HSA23 allocation site.
- 4.2. The Planning Practice Guidance⁶ 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.
- 4.3. 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 HSADPD Policy HSA23 and the SPD. 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 constructing at an appropriate density and typology of housing can assist with the transition to the open countryside to the north.
 - What existing buildings and facilities should be retained and enhanced on the Site to achieve a healthy and inclusive community.

⁶ ID: 41-044-20190509

- The high value of greenspace at the Site, including whether the Local Greenspace Designation is appropriate.
- The need to deliver a sustainable and well-designed place with community involvement at the heart of the design process.

Number of dwellings and density

- 4.4. Policy HSA23(i) confirms the development will be residential-led with the provision of approximately 140 dwellings. The examining Inspector confirmed this quantum was both viable and sound, including in the context of major development in the AONB where the development, as allocated to the developable areas in B and C, is in the public interest.
- 4.5. 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, 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 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 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 7 hectares. The HSA DPD glossary outlines that the approximate dwelling figures are given to allow for some flexibility at the detailed design stage.
- 4.6. There is great concern that the October 2017 Environmental Impact Assessment Scoping Report⁷ for the redevelopment of the site at Section 3 describes the proposal for *200 to 250 dwellings*, which would equate to a 79% above the size of the allocation and a 39% increase in the stock of dwellings at Compton. This quantum is far beyond the scope of ‘*approximate*’ to the ordinary and reasonable reader.
- 4.7. 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 414 returns (the vast majority) stated 1-25 homes and 61 of 414 stated 26-50 homes. These aspirations would result in the 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 greatest support (72%) for smaller developments (9 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

⁷ Prepared by AECOM on behalf of Homes England dated October 2017 under 17/02874/SCOPE

whole of the curtilage should be developed, as confirmed by Policy HSA23 of the SPD, whereby a proportion of the theoretical additional 25 homes could be located – thereby removing pressure on greenfield sites elsewhere.

- 4.8. 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 21⁸) with a distinction between Area B (lower density) and Area C to reflect the built form pattern on the northern edge of the village and to 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 7 hectares equating to an overall density of around 20 dwellings per hectare based on 140 dwellings, which is already at 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.

- 4.9. The proposed NDP policy response is as follows:

Proposed Policy Direction 1 – The redevelopment of the Institute for a residential-led mixed-use scheme will be supported in accordance with Policy HSA23 provided that the quantum of residential development remains for 140 dwellings and any greater number of dwellings demonstrates it will not harm the character of the village and the community and, in relation to conserving and enhancing landscape and scenic beauty in the AONB includes an assessment of:

- (a) 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;**
- (b) the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and**
- (c) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.**

⁸ See West Berkshire Housing Site Allocations DPD Examination Document PS/04/05/33 ‘Summarise density work carried out for Pirbright Institute’

Employment

- 4.10. In 1937, landowners Alfred Barclay sold the Manor Farm Estate of 1500 acres to the Agricultural Research Council (ARC). Compton was chosen as a site for an ARC Field Station because Barclay had already been working alongside the ARC on some small-scale research project. The ARC later bought 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 and villagers were reported to welcome the employment opportunities. In 1975 there was 350 staff, easily the major employer in the village. Numbers that were roughly maintained until 1993. The company was renamed the Institute for Animal Health and continued to add and improve its services. 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. In 1987, the operation was renamed the Pirbright Institute. The facility at Compton closed down in 2015, all of the company's operations moving to the Surrey base at Pirbright.
- 4.11. The company's influence in the village was significant with many families associated with employment on the Pirbright site. Some have remained in Compton, with a number commuting to the site in Surrey, while others have continued to live in Compton but have found scientific roles elsewhere. The 2011 census data shows that 14.1% (the highest percentage) of the population is employed in the scientific and technical sector. This is further supported by the NDP Survey 'Where Do You Work' conducted in July 2019, where the scientific and technical sectors were again the most popular. A very high percentage of Compton's inhabitants work in the science industry as Compton is a short distance south of 'Science Vale UK', which is a significant area of economic growth that is well on the way to becoming a global hotspot for enterprise and innovation. Spread across both South Oxfordshire and Vale of White Horse District Councils' areas, it is home to a significant proportion of the region's scientific, research and development, and high technology businesses. The region is gaining an international reputation as a first-choice business location for companies wanting to make their mark in business and research. Science Vale UK has two enterprise zones and new businesses relocating to these areas can benefit from business rates discounts, superfast broadband and simplified planning.
- 4.12. Further significant-sized businesses have moved to Compton, most of them with scientific backgrounds, such as Ridgeway Parmaceuticals, Carbosynth, the companies attracted by the facilities in the village and the good transport links. Carbosynth, a growing company who has recently merged with another German company, has two locations in the village and is keen to remain here. They have already expanded from their original site to include the former Raceform building on the High Street. As a key local employer it is of upmost importance to retain them in the village. At present around 10 per cent of its 90-strong work force are Compton residents – at all levels from manual workers to board level.
- 4.13. A Business Survey has been conducted in support of the NDP. The Survey revealed established companies ranging from local downland to international businesses based in

Compton, with single homeworkers to companies employing more than 50 members of staff. While the Survey revealed general satisfaction towards companies being located in Compton, the Survey indicates challenges associated in attracting staff and moving to the village. The Survey revealed high support for more business development in Compton. Carbosynth would be interested in some shared business space for meetings and a business hub, possibly also sports and showering facilities. This view was echoed by all sizes of businesses in the village, including the growing band of full-time and part-time homeworkers, single person companies as well as the larger organisations based in the village. The shop and Post Office and the Foinavon are important facilities to retain in the village for local businesses. Improved broadband was similarly another service requiring improvement.

- 4.14. Policy HSA23(i) aims 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 and there has always been a strong desire to have 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.
- 4.15. 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 are a range of local employers, the closure of the largest employment sites mean 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 Classes B1a (offices), B1(b) (research and development) and B1(c) (light industry). 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.
- 4.16. The proposed NDP policy response is as follows:

Proposed Policy Direction 2 – The redevelopment of the Site shall provide an enterprise hub for a range of small-scale employment floorspace for Use Classes B1(a), B1(b) and B1(c) for 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 existing buildings for this purpose and any proposals for new employment buildings should demonstrate why this is essential.

Housing

- 4.17. 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.
- 4.18. CS Policy CS6 requires 30% provision of affordable housing on previously developed land. 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. Consequential it may be that local lettings may not be feasible for shared ownership / equity tenures.
- 4.19. 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.
- 4.20. Compton Parish Council commissioned CCB to provide a 'Report on Housing Need Compton' in November 2016. 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. The Report recommended the development of a rural exception site to meet the affordable housing needs of local people. The identified need is set out in the table below. 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.

Table 1: Property need, size and tenure in Compton (CCB report)

	Affordable Rent units	Shared Ownership units
1 bedroom	6	5
2 bedrooms	3	1
3 bedrooms	2	2
Total	11	7

- 4.21. As of November 2016, there were 41 households registered on the West Berkshire Housing Waiting List with a local connection to Compton. The greatest need identified is for 1 and 2 bedroom properties.
- 4.22. The NDP will therefore ensure that required numbers of affordable homes are met in the development in order to provide a wide choice of high-quality homes that are affordable across a range of tenures for local people.
- 4.23. The proposed NDP policy response is as follows:

Proposed Policy Direction 3 – 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 evidence of local need. At least 12 of the affordable homes of an appropriate size, mix and tenure shall be delivered at the Site under a local lettings policy to be reserved for people with local needs.

- 4.24. Paragraph 118 of the NPPF recognizes 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.
- 4.25. There are a range of existing buildings at the Site. The Hostel complex 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 building 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 time of this document a request from the NDP to HE to gain access to inside of selected buildings has so far been refused.

4.26. The proposed NDP policy response is as follows:

Proposed Policy Direction 4 – 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.



4.27. The redevelopment of the Institute site has 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 Guidance⁹ 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 4 categories covered a range of dwelling types, including retirement and disabled housing, to maximise opportunities for residents to be able to stay within the village through all stages of their lives.

4.28. The density of the 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

⁹ Planning Practice Guidance Ref. ID# 2a-020-20190220

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. 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.

4.29. The proposed NDP policy response is as follows:

Proposed Policy Direction 5 – 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 within Area B where they are sited to assist with the transition of the development in an appropriate scale to the open countryside beyond.

Community Uses

4.30. Policy HSA23 references the potential for the Site to accommodate community uses as part of a residential-led mixed use scheme. Previous consultation for the SPD highlighted a strong desire from the community to see some form of community use on the site, enhancing the villages social, sporting and educational facilities. It is important that as part of the mixed-use scheme consideration is given to additional uses which may be appropriate or necessary for Compton, or contribute to social sustainability.

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

- i. Enhanced Preschool facilities. The pre-school submitted quite comprehensive feedback and included not only concerns for their own infrastructure but also for the wider community. As a charitable institution, they rely on fundraising and grants for survival; and with more young families moving to Compton they anticipate a greater burden on resources in the future; moreover they 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 have one room for up to 24 children of all abilities together and limited ancillary facilities. The Piglets Nursery offers a 16-place pre-school room with access to garden, a

second 12 place toddler room and a further 12 place baby room alongside a wider range of fit-for-purpose ancillary facilities.

- ii. Enhanced 'Village Hall/Community Centre' type facilities, particularly to accommodate football pavilion and café/youth club. While the current use of the Village Hall and Wilkins Centre are 'healthy', the issue relates around two factors – age of current premises and further space for indoor sports. The current buildings, whilst having been built in the late 1950's, 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 that 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 of these community facilities. Due consideration needs to be given to positioning of any new facilities. On one hand, 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.
 - iii. Park/recreation ground upgrades, such as a skatepark or other 'youth' facilities.
 - iv. A village web-based 'information hub' which captures all activities in the village and links to Compilations¹⁰ and the Facebook page.
 - v. Public access to the swimming pool at the Downs Leisure Centre.
 - vi. Improvements to traffic and car parking through provision of new Village car park.
- 4.32. The Site therefore offers the potential to address matters (i), (ii) and (iii) above, either through the re-use of existing buildings or investment into new.
- 4.33. In terms of preschool facilities, the Piglets Day Nursery at the Institute was previously used as a crèche for pre-primary school aged children of Institute staff and private. It is believed to consist of internal and external play areas and toilet facilities. This facility should be explored to provide an alternative playgroup space freeing up more space for the Village Hall, possibly providing alternative space for a village hub/coffee shop. Alternatively, the Canteen Facility, whilst in need of refurbishment, could also be the site of preschool facilities and used a wider social space outside of the school hours.
- 4.34. In terms of enhanced village hall / community centre, the Site includes the Recreational Club Facility (Pickled Pig) that was previously used by Institute staff and their families for socialising and post team sporting events entertaining. It is believed to consist of communal space, changing facilities, catering facilities, a bar and toilets with a balcony overlooking the

¹⁰ Compton Village Monthly Magazine

cricket pitch. The facility offers potential for the creation of a Village Community Sports and Recreational Club.

4.35. In terms of parks / recreation ground provision, the retention of the cricket ground as public open space was identified by 1/5 of the respondents and would widen the availability of such land within the village. Alongside qualitative improvements for sport and recreation, this could meet the needs of residents within the redevelopment and elsewhere in the village.

4.36. The proposed NDP policy response is as follows:

Proposed Policy Direction 6 – The following existing buildings at the Site (as identified on the map below) should be protected for future community provision and secured with transfer to community ownership through the Section 106 Legal Agreement:

- ‘The Piglets Day Nursery’ should be retained and enhanced for community use as a Pre-School for Compton.
- ‘The Pickled Pig’ and associated changing room complex should be retained and enhanced for community use as part of a village sports and recreation hub.
- The Cricket Ground should be retained and enhanced as public open space for the community in a manner commensurate with its designation as a Local Green Space.



Ordnance Survey © Crown Copyright 2019. All Rights Reserved.
Licence number 100022432

Local Green Space

4.37. Paragraph 99 of the NPPF enables the designation of land as Local Green Space through local and neighbourhood plans, allowing communities to identify and protect green areas of particular importance to them. 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:

(a) in reasonably close proximity to the community it serves;

(b) 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; and

(c) local in character and is not an extensive tract of land.

4.38. The Site includes a former cricket ground between the High Street and the Institute in the south west corner of the site, adjacent to the main access. The cricket ground 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. The designation of the cricket ground as Local Green Space is therefore appropriate.

4.39. The community engagement has revealed strong support for the creation of public access to this land and 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.

4.40. 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.

4.41. The proposed NDP policy response is as follows:

Proposed Policy Direction 7 - The Cricket Ground (as identified on the map below) is designated as a Local Green Space as defined in paragraphs 99 to 101 of the NPPF. Local policy for managing development within this Local Green Space will be consistent with national policy for Green Belts.



Ordnance Survey © Crown Copyright 2019. All Rights Reserved.
Licence number 100022432

Sustainable Design

- 4.42. The NPPF confirms the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. 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 about 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.
- 4.43. To support the achievement of good design, the Government has published¹¹ detailed guidance on the key points to take into account on design with a National Design Guide that sets out the characteristics of well-designed places and demonstrates what good design means in practice. This will be taken into account in the masterplanning and design of the

¹¹ <https://www.gov.uk/guidance/design>

development alongside any Local Design Guide for West Berkshire and update to the Compton Village Design Statement.

- 4.44. 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 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.
- 4.45. 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. Groundwater in the aquifer is approximately 10-20 metre underground is an ideal heat source for ground source heat pumps that could be deployed for individual dwellings or for collections of dwellings as in a district heating approach. The scale of any ground source heat pump installations may be feasible to supply properties outside of the site.
- 4.46. All stages of the design process should be subject to meaningful engagement with the local community and stakeholders. These include workshops to engage the local community, design advice and review arrangements, and assessment frameworks such as 'Building for Life'. 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. The proposed NDP policy response is as follows:

Proposed Policy Direction 8 – The planning application for the redevelopment of the Site will be expected to be accompanied 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 preceded 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 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 suppliers. 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.



16. Appendix 9: West Berkshire Final SEA Screening Decision August 2020

West Berkshire District Council
Compton Neighbourhood Development Plan

**Strategic Environmental Assessment and Habitat Regulations Assessment
Screening Report**

Post Consultation Version

August 2020

Contents

Strategic Environmental Assessment Screening Report	1
Habitat Regulations Assessment Screening Report	13
Strategic Environmental Assessment and Habitat Regulations Assessment - Conclusions of West Berkshire District Council	15
Consultation	16
Conclusions following consultation with the statutory bodies	18
Appendices	
Appendix 1 Responses from the three statutory bodies (Environment Agency, Historic England, and Natural England)	19

Strategic Environmental Screening Report

1. Introduction

- 1.1. This document sets out whether or not the contents of the Compton Neighbourhood Development Plan 2020-2036 (NDP) require a Strategic Environmental Assessment (SEA) in accordance with European Directive 2001/42/EC¹ and associated Environmental Assessment of Plans and Programmes Regulations 2004².
- 1.2. The purpose of the Compton NDP is to provide planning policies to guide development in the designated Compton Neighbourhood Area.
- 1.3. SEA is required for all plans which may have a significant effect on the environment. A SEA aims to protect the environment at a high level, and ensures the environment is considered during the preparation and adoption of plans. This promotes sustainable development.
- 1.4. Not all neighbourhood plans will require a SEA to be carried out. To decide if a SEA is required, a screening exercise is used to look at the proposals in a neighbourhood plan, and see if a significant effect is likely.
- 1.5. This document also assesses whether a Habitats Regulation Assessment (HRA) to consider potential impacts on sites of European importance for Nature Conservation is necessary. The HRA screening is set out on pages 13-14.
- 1.6. The legislative background set out below outlines the regulations that require the need for this screening exercise. A screening assessment of the likely significant environmental effects of the Compton NDP and the need for a full SEA has been undertaken.

2. Legislative background

- 2.1. European Directive 2001/42/EC is the legislative basis for SEA, and it was transposed into UK law by the Environmental Assessment of Plans and Programmes Regulations 2004, or SEA Regulations. Detailed Guidance of these regulations can be found in the Government Publication 'A Practical Guide to the Strategic Environmental Assessment Directive' (ODPM 2005)³.
- 2.2. Under these requirements, plans that set the framework for future development consent of projects must be subject to an environmental assessment. This is to determine if the plan, in this case the Compton NDP, will have any significant effects on the environment.
- 2.3. There are exceptions to this requirement for plans that determine the use of a small area at local level, and for minor modifications if it has been determined that the plan is unlikely to have significant environmental effects.
- 2.4. In accordance with the provisions of the SEA Directive and Regulation 9 (1) of the Environmental Assessment of Plans and Programmes Regulations 2004, the West

¹ European Directive 2001/42/EC: <https://eur-lex.europa.eu/legal-content/EN/TXT/?uri=CELEX:32001L0042>

² Environmental Assessment of Plans and Programmes Regulations 2004:
<http://www.legislation.gov.uk/ukSI/2004/1633/contents/made>

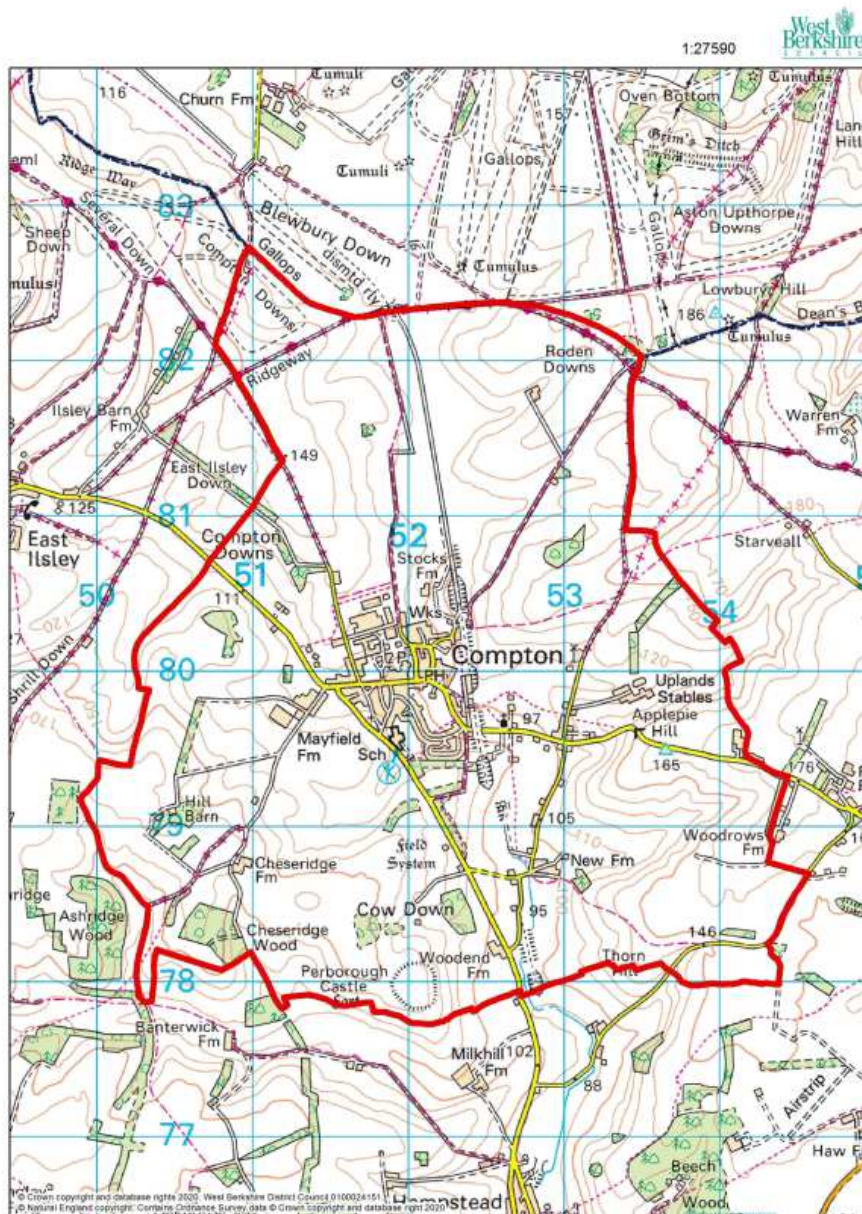
³ A Practical Guide to the Strategic Environmental Assessment Directive' (ODPM 2005):
<https://www.gov.uk/government/publications/strategic-environmental-assessment-directive-guidance>

Berkshire District Council must determine if a plan requires an environmental assessment. If the Council determines that a SEA is not required, then under Regulation 9 (3) it must produce a statement that sets out the reason for this determination. This screening report is the Council's Regulation 9 (3) statement.

3. The emerging Compton NDP

- 3.1. West Berkshire District Council designated a Neighbourhood Area for the whole of Compton Parish in January 2017. The Parish and Plan boundaries are the same and that is shown on Figure 3.1.

Figure 3.1: Compton Neighbourhood Area



- 3.2. The NDP will sit alongside, and complement the West Berkshire Local Plan, which comprises of the West Berkshire Core Strategy (2006-2026) Development Plan

Document⁴ (adopted July 2012), the Housing Site Allocations Development Plan Document (HSA DPD)⁵ (adopted May 2017), and the West Berkshire District Local Plan 1991-1996 (Saved Policies 2006) as amended in July 2012 and May 2017⁶.

- 3.3. In the adopted Core Strategy, the village of Compton is identified as a Service Village within the district settlement hierarchy meaning that, along with the other Service Villages, it has a limited range of services and has some limited development potential. However, as identified within Core Strategy policy ADPP5, Compton contains an 'opportunity site', the Pirbright Institute, which has now closed and will come forward for mixed use development during the plan period. The Core Strategy Inspector's report identifies that the site could provide a higher level of growth than is normally expected in a service village, and paragraph 77 of the report notes that: *"There are also 2 large brownfield sites in Compton and Hermitage where substantial redevelopment for housing or mixed use might take place whilst achieving positive outcomes for the landscape. Accordingly, there is evidence to indicate that the scale of development could be delivered in a way likely to meet the aim of ADPP5."*
- 3.4. To this end Compton will have a greater level of growth that would normally be expected in a Service Village in order to respond effectively to this brownfield opportunity. A Supplementary Planning Document (SPD) for the site has been prepared and adopted⁷. This SPD sets out West Berkshire District Council's planning guidance for the redevelopment of the site.
- 3.5. During the preparation of the HSA DPD, a daughter document of the Core Strategy which also forms part of the Local Plan, technical work and the outcomes of public consultation confirmed that the Pirbright site should be included as an allocation. In accordance with Core Strategy policy ADPP5, the Council's paramount consideration for the site is that development does not cause harm to the natural beauty and special qualities of the North Wessex Downs Area of Outstanding Natural Beauty (NWD AONB). The HSA DPD was adopted in 2017, and the Pirbright site is included as an allocation.
- 3.6. The Compton NDP will supplement policies within the West Berkshire Local Plan. The Core Strategy and HSA DPD were both subject to Sustainability Appraisal (SA) and SEA. The SA/SEA for the West Berkshire Core Strategy was produced in order to ensure that sustainability issues were considered throughout the preparation of the Core Strategy. The SA/SEA was an iterative process which identified the likely significant effects of the Core Strategy and the extent to which its implementation would achieve social, environmental and economic objectives.
- 3.7. The SA/SEA was published at key stages of the Core Strategy process and updated as necessary. Each of the stages was assessed against the 11 SA framework objectives and the 29 sub objectives to determine the predicted economic, environmental and social effects of the Core Strategy on the District. At each stage, the findings of the SA/SEA were used to inform the formulation of policies, thereby improving the sustainability of the Core Strategy in the process. The process of the SA/SEA means that the overall spatial strategy and the housing distribution strategy of the Core Strategy have been tested.

⁴ West Berkshire Core Strategy (2006-2026) Development Plan Document:
<https://info.westberks.gov.uk/corestrategy>.

⁵ Housing Site Allocations Development Plan Document (2006-2026): <https://info.westberks.gov.uk/hsa>.

⁶ West Berkshire District Local Plan 1991-2006 (Saved Policies 2007):
<https://info.westberks.gov.uk/article/28783>.

⁷ Pirbright Institute Site, Compton Supplementary Planning Document:
<https://info.westberks.gov.uk/CHttpHandler.ashx?id=36532&p=0>.

3.8. The SA/SEA for the HSA DPD considered reasonable alternatives for the scope of the HSA DPD, and for each of the sites and policies included within the DPD. The SA/SEA clearly demonstrates the progression of the preferred strategy from the regulation 18 stage through to the submission stage. The social, economic and environmental dimensions were therefore taken into account throughout the preparation of the DPD to ensure sustainable development.

3.9. The vision statement for the draft Compton NDP is as follows:

2036 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 lifestyle.

3.10. The objectives of the draft NDP are:

- 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.
- To support future development at a limited scale within the existing settlement, that will ensure Parish sustainability and a thriving community and business opportunities.
- 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.
- 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.
- To enhance the lifestyle of the community by ensuring that the Parish of Compton is well supported with sports, social and education facilities, providing for all age groups and addressing short-term key priorities of the Parish.
- 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.
- To create integrated and safe greenspaces 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.
- 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.

- To encourage the comprehensive development of the Pirbright Site Allocation HSA DPD Policy HSA23, to deliver an appropriate residential-led scheme with employment floor space, community facilities and green infrastructure, that integrates with the village and addresses the resultant infrastructure challenges that will be faced by the community.
- 3.11. The draft Compton NDP contains a number of policies which are categorised under the following headings:
- Pirbright Institute site;
 - Sustainable design and construction;
 - Housing mix and tenure;
 - Design;
 - Existing employment facilities;
 - Community facilities;
 - Local greenspace;
 - Biodiversity;
 - Sustainable transport;
 - Infrastructure.
- 3.12. No site allocations are proposed in the draft NDP.
- 3.13. Section 5 below provides a summary of the policies proposed in the draft Neighbourhood Plan. It also considers the potential for environmental effects to occur as a result of these policies. It is based on the emerging draft (Draft 9 Pre-Submission Screening Draft) of the NDP as at July 2020.

4. The SEA screening process

- 4.1. Producing the Compton NDP requires the Council to look at whether a SEA is required; this is known as the screening process. The screening is based on the criteria set out in Annex II of European Directive 2001/42/EC and Schedule 1 of the Environmental Assessment of Plans and Programmes Regulations 2004, and considers the likely significant environmental effects as a result of the NDP.

5. SEA determination and reasons for determination

- 5.1. The Council has assessed the Compton NDP against the criteria set out within Annex II of European Directive 2001/42/EC and Schedule 1 of the Regulations (as summarised in Table 5.1).

Overview of the plan area

- 5.2. Compton is a rural parish located in the northern part of West Berkshire district. It lies within the NWD AONB, a nationally important and legally protected landscape, and within the upper valley of the River Pang. The main settlement within the parish is the village of Compton.
- 5.3. There are various constraints to development in Compton, not least its location within the NWD AONB. There is a conservation area and many listed buildings, several Local Wildlife Sites, areas of ancient semi-natural woodland and ancient replanted woodland, and parts of Compton lie within Flood Zones 2 and 3. There are issues of groundwater flooding and surface water flooding, and the village was badly affected

in the February 2014 floods. Whilst Compton is located close to the A34 and M4, the local roads are rural in nature and not suitable for heavy traffic.

Screening analysis

Development strategy

- 5.4. No allocations are proposed in the draft NDP. The designated Neighbourhood Area includes a settlement boundary around the built up area of the village of Compton. The settlement boundary is identified within the Local Plan. Settlement boundaries identify the main built up area of the settlement within which development is considered acceptable in principle, subject to other policy considerations. While allowing for development, settlement boundaries protect the character of a settlement and prevent unrestricted growth into the countryside.
- 5.5. The draft NDP does however include a policy that supports proposals for infill development within the settlement boundary subject to certain criteria (scale, form, provision of suitable access, provision of services, net biodiversity gain) and compliance with other policies within the development plan.
- 5.6. It is unlikely that this policy will result in any likely adverse environmental effects, either alone or in combination with other plans in the area.

Housing

- 5.7. No housing allocations are proposed. Policies proposed in the draft NDP relate to sustainable design and construction, appropriate scale, mix, tenure, and density. It is unlikely that this policy will result in any likely adverse environmental effects, either alone or in combination with other plans in the area.

Economy and employment

- 5.8. No new employment allocations are proposed. Draft policies support existing employment facilities, and in particular the diversification of existing farms and equestrian businesses. The policies allow for small-scale expansion, subject to criteria being met (the criteria relates to design and impact upon the landscape and the locality).
- 5.9. A policy is included which allows for the redevelopment of existing employment sites for an alternative use, subject to some criteria including no material harm to the environmental qualities of the site and to the surrounding countryside, and evidence to confirm the property has been marketed.
- 5.10. In addition, there is a policy which requires the redevelopment of the Pirbright site to include a business hub for a range of small-scale employment floorspace. As aforementioned, the Pirbright site is included as an allocation in the adopted HSA DPD and a SPD has been adopted which sets out a detailed framework to guide the redevelopment of the site. Policy HSA23 of the HSA DPD identifies that an element of employment floorspace will be replaced within the site.
- 5.11. It is unlikely that these policies will result in any likely adverse environmental effects, either alone or in combination with other plans in the area.

Transport

- 5.12. A number of draft policies are included which seek to ensure the provision of electric charging points in all new dwellings, integrate new development with the current green infrastructure network and provide access to public transport, and ensure that new residential development complies with parking standards set out in policy P1 of the HSA DPD. There is also a policy which seeks to establish new public car parking in the village at a suitable location within the village or support any proposals that improve existing parking areas.
- 5.13. It is unlikely that these policies will result in any likely adverse environmental effects, either alone or in combination with other plans in the area.

Social infrastructure

- 5.14. There is a policy in the draft NDP which seeks to restrict against the loss of existing community facilities. The same policy supports the alteration, extension or redevelopment of existing facilities subject to a set of criteria being met (suitable access arrangements and off-street parking, no highways impact, no generation of unacceptable noise, fumes, smell or other disturbance to neighbouring properties, and consultation with the Parish Council and other significant entities).
- 5.15. There is also a policy which seeks to protect existing community uses on the Pirbright site. Should this not be possible, the policy sets criteria that must be met: proposals must not result in a highways impact, compliance with design policies in the NDP, no adverse impact on the locality or amenities of local residents, and satisfactory provision of access arrangements and off-street parking.
- 5.16. It is unlikely that these policies will result in any likely adverse environmental effects, either alone or in combination with other plans in the area.

Green spaces and the natural environment

- 5.17. A draft policy seeks to designate a number of areas within the district as local green spaces. A separate draft policy seeks to restrict against the loss of existing open space and recreational facilities and buildings unless a set of criteria is met (ie. surplus to requirements, the loss would be replaced by equivalent or better provision, or the development is for alternative sports or recreation provision, the benefits of which clearly outweigh the loss).
- 5.18. In addition, there is a policy which seeks to create new Public Rights of Way within new development sites and prevent unacceptable harm to existing Public Rights of Way, and another policy which seeks a measurable net gain for biodiversity and which restricts against the loss or deterioration of existing green infrastructure that supports protected habitats and species.
- 5.19. It is unlikely that these policies will result in any likely adverse environmental effects, either alone or in combination with other plans in the area. It is likely that these policies will result in minor improvements to the local environment.

Climate change

- 5.20. There is a policy in the draft NDP which requires the design and standard of new development to meet a high level of sustainable design and construction. There is a separate policy which encourages the infrastructure required for a local district

heating network. It is unlikely that these policies will result in any likely adverse environmental effects, either alone or in combination with other plans in the area. It is likely that these policies will result in minor improvements to the local environment.

- 5.21. The Council has assessed the Compton NDP against the criteria set out within Annex II of European Directive 2001/42/EC and Schedule 1 of the Regulations (as summarised in Table 5.1 below).

Table 5.1: Assessment of likely significant effects (screening)

Criterion (from Annex II of SEA Directive and Schedule 1 of Regulations)	West Berkshire District Council's Response
<i>1. Characteristics of plans or programmes, having regard, in particular, to:</i>	
(a) The degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources	<p>The NDP, if adopted, will become part of the development plan for the area. It will not set a framework for other plans or policies outside of the Compton NDP area. It will help inform decisions within the parish relating to development up to 2036.</p> <p>It sets out a local policy framework for development proposals but does not allocate sites for development. It supports the implementation of policies in the Local Plan which have been subject to SEA and assessed as having no significant effects.</p> <p>Overall there would be no significant effect</p>
(b) The degree to which the plan or programme influences other plans and programmes including those in a hierarchy	<p>The NDP does not influence other plans or programmes in the Local Plan; instead it supplements them. The NDP will form part of the Development Plan for the District and will only apply to the designated Neighbourhood Area, the parish of Compton. Neighbourhood Plans by their nature are locally driven and focused, providing detailed guidance to local development.</p> <p>Overall there would be no significant effect</p>
(c) The relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development	<p>A number of policies seek to promote sustainable development that can be considered to be in conformity with the NPPF. This is a 'basic condition'/requirement of the Neighbourhood Plan making process.</p> <p>The draft plan includes support for low carbon developments, electric charging points, public transport improvements, sustainable construction and design, enhancements to biodiversity, sustainable drainage, protection of the local character of the area and conservation of views into the countryside.</p> <p>Overall there would be no significant effect, and it is likely that the draft policies proposed will result in minor improvements to the local environment.</p>

Criterion (from Annex II of SEA Directive and Schedule 1 of Regulations)	West Berkshire District Council's Response
(d) Environmental problems relevant to the plan or programme	<p>The Parish is located within the NWD AONB, and there are several Local Wildlife Sites and areas of ancient woodland within the Parish boundary. There are no Special Areas of Conservation or Special Protection Areas, however there are two Sites of Special Scientific Interest (SSSI) close to the Parish boundary, namely Ashridge Wood (c.0.1km to the west), Streatley Warren (c.1.1m to the east), and Aston Upthorpe Downs (c.0.8m to the north).</p> <p>The draft Compton NDP seeks to minimise existing environmental problems in the area. The plan does not allocate sites or propose development that would give rise to environmental problems.</p> <p>The NDP Vision Statement comments that “2036 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.</p> <p><i>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.</i></p> <p><i>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.”</i></p> <p>The policies of the NDP will therefore supplement policies within the adopted Core Strategy and relevant policies within the adopted HSA DPD and saved policies of West Berkshire District Local Plan 1991-2006 (Saved Policies 2007). The NDP proposes policies on energy efficient buildings, district heating networks, sustainable drainage, environmental gain, biodiversity, and green spaces which would supplement relevant Local Plan policies.</p> <p>Overall there would be no significant effect, and it is likely that the draft policies proposed will result in minor improvements to the local environment.</p>
(e) The relevance of the plan or programme for the implementation of [European] Community legislation on the environment (eg. plans and	<p>Strategies relating to waste disposal or water protection, and other community legislation on the environment, are dealt with in higher tier plans which have already been tested in full. The NDP will not impact on EU legislation on the environment.</p>

Criterion (from Annex II of SEA Directive and Schedule 1 of Regulations)	West Berkshire District Council's Response
programmes linked to waste management or water protection)	Overall there would be no significant effect.
2. Characteristics of the effects and of the area likely to be affected [by the plan or programme], having regard, in particular, to:	
(a) The probability, duration, frequency and reversibility of the effects	<p>The NDP will provide a context and framework to guide future development within the Neighbourhood Area and will supplement adopted planning policy. It will guide development up to 2036.</p> <p>The NDP does not allocate sites for development. It includes policies that seek to protect and improve the environment, and to minimise the effects of development on its immediate surroundings and ensure development is delivered to high levels of sustainability.</p> <p>No significant effects are envisaged due to the scope and duration of the NDP.</p>
(b) The cumulative nature of the effects	<p>As above.</p> <p>No significant effects are envisaged.</p>
(c) The transboundary* nature of the effects <i>* Transboundary effects are understood to be in other Member States</i>	<p>Effects will be local with limited effects on neighbouring areas. No transboundary effects are expected.</p> <p>The NDP will supplement adopted policy and is not envisaged, in itself, to have a significant effect.</p>
(e) The risks to human health or the environment (eg. due to accidents)	<p>No risks to human health have been identified as a result of the proposed policies in the NDP. Policies relating to environmental nuisance, pollution control and noise pollution are included in higher tier planning documents.</p> <p>Overall there would be no significant effect.</p>
(f) The magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected)	<p>The Neighbourhood Area is just over 1500 hectares in size. At the last census in 2011, the population was 1,571.</p> <p>Neighbourhood Plans cover small geographical areas and their policies must be in general conformity with the strategic policies of the Local Plan. As such they contain non-strategic development plan policies to address specific local issues. (NPPF paragraph 18).</p> <p>The NDP will provide a context and framework to guide future sustainable development in the area. The majority of effects would be focused within or immediately adjacent to Compton village.</p> <p>Overall there would be no significant effect.</p>

Criterion (from Annex II of SEA Directive and Schedule 1 of Regulations)	West Berkshire District Council's Response
<p>(g) The value and vulnerability of the area likely to be affected due to:</p> <ul style="list-style-type: none"> • special natural characteristics or cultural heritage • exceeded environmental quality standards or limit values • intensive land-use <p>And</p> <p>The effects on areas or landscapes which have a recognised national, Community or international protection status</p>	<p>The built and natural environmental designations within or adjacent to the Neighbourhood Area, along with the proposed NDP policies to protect these are considered below.</p> <p>Compton Parish has the following:</p> <ul style="list-style-type: none"> • Listed Buildings • Conservation Area • Local Wildlife Sites • Biodiversity Opportunity Area • Areas of Ancient Woodland • Tree Preservation Orders • NWD AONB <p>Within the NDP area there are no known:</p> <ul style="list-style-type: none"> • International or national conservation designations (or adjacent to it), including SSSIs or other ecological or wildlife designations outside of those listed above; • World or National Heritage Sites; • Registered Historic Parks and Gardens; • Regionally Important Geological and Geomorphological Sites (RIGS) or Local Geological Sites <p>The NDP will protect the above with a vision of <i>“2036 Compton will have enabled self-sustaining development in a way that retains the rural character and beauty of the village...development will have been managed to deliver the necessary housing, facilities, and employment opportunities...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.”</i></p> <p>The draft plan includes support for low carbon developments, electric charging points, public transport improvements, sustainable construction and design, enhancements to biodiversity, sustainable drainage, protection of the local character of the area and conservation of views into the countryside.</p> <p>It is not considered that the NDP is likely to have any significant effects on local heritage assets or nature conservation interests and it is likely that the draft policies proposed will result in minor</p>

Criterion (from Annex II of SEA Directive and Schedule 1 of Regulations)	West Berkshire District Council's Response
	improvements to the local environment. As such, an SEA of the plan is not considered necessary.

- 5.22. Based on these findings, the Council's initial conclusion is that a SEA of the Compton NDP is not necessary under the SEA Directive and Regulations because it has been demonstrated that there will be no significant environmental effects as a result of the NDP.

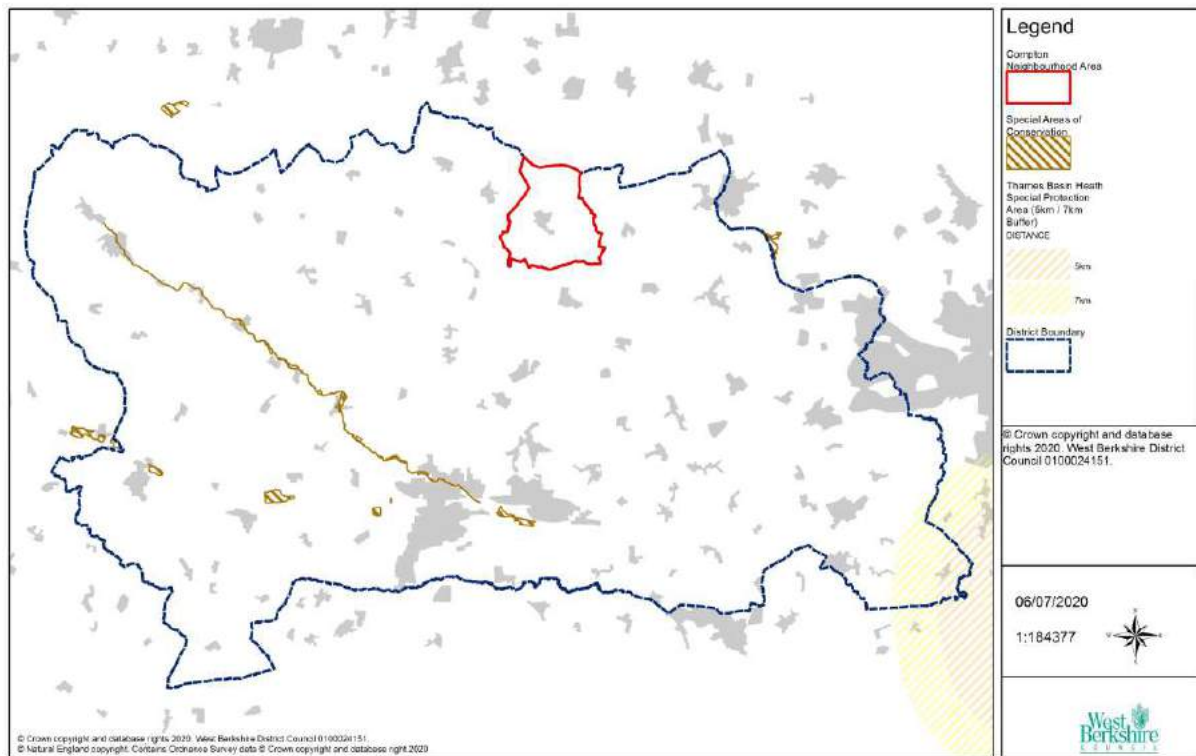
Habitat Regulation Assessment Screening Report

- 6.1. A Habitats Regulations Assessment (HRA) is required to determine if a neighbourhood plan would have a significant impact upon the integrity of nature conservation sites of international importance, ie. Ramsar sites, Special Areas of Conservation (SAC), and Special Protection Areas (SPA). The principal aim of this part of the document is to 'screen' the potential of the Compton NDP for its likely effect, either alone or in combination, on these sites.
- 6.2. This is a requirement under EC Habitats Directive 92/43/EEC⁸, and has been transposed into British law by Regulation 102 of the Conservation of Habitats and Species Regulations 2010⁹. The Directive states that any plan or project not connected or necessary to a sites management, but likely to have significant effects, shall be subject to Appropriate Assessment. An Appropriate Assessment determines the impact that plans and projects would have on internationally important nature conservation sites.
- 6.3. Within West Berkshire there are three SACs (River Lambourn, Kennet and Lambourn floodplain and Kennet Valley Alderwoods), and no Ramsar sites or SPAs. However, a very small area of the district around Beech Hill falls within the 5km buffer area of the Thames Basin Heaths SPA which Natural England has determined as being needed to regulate development near the SPA. This is illustrated in Figure 6.1 below.

⁸ EC Habitats Directive 92/43/EEC: <http://eur-lex.europa.eu/LexUriServ/LexUriServ.do?uri=CONSLEG:1992L0043:20070101:EN:PDF>

⁹ Conservation of Habitats and Species Regulations 2010:
http://www.legislation.gov.uk/ukxi/2010/490/pdfs/ukxi_20100490_en.pdf

Figure 6.1: Location of SACs and Thames Basin Heaths SPA buffer within West Berkshire District



- 6.4. An Appropriate Assessment of all Core Strategy policies has been undertaken to ensure that either alone or in combination with other plans and projects, the policies do not adversely affect any of the SACs or the buffer area for the Thames Basin Heath SPA.
- 6.5. In addition, a HRA screening was undertaken on the HSA DPD and this concluded that an Appropriate Assessment was not required because the allocations and policies would not result in impacts and effects divergent to those assessed in the Core Strategy. The screening also concluded that there would be no negative effects on nature conservation sites of international importance.
- 6.6. The Neighbourhood Area is not in any close proximity to the SPAs or the Thames Basin Heaths SPA buffer area. The Compton NDP is therefore unlikely to have significant effects on nature conservation sites of international importance, and therefore, an Appropriate Assessment for the Compton NDP is not required.

Strategic Environmental Assessment and Habitat Regulations Assessment - Conclusions of West Berkshire District Council

- 7.1. Based on the findings in Sections A and B, WBDC's initial conclusion was that a SEA of the Compton NDP is not necessary under the SEA Directive and Regulations because it has been demonstrated that there will be no significant environmental effects as a result of the NDP.
- 7.2. It was also WBDC's initial conclusion that a HRA is not required because there are no internationally designated sites within or adjacent to the Neighbourhood Area.
- 7.3. Nonetheless, a final determination cannot be made until the three statutory bodies (Historic England, Environment Agency, and Natural England) have commented on this SEA Screening Report. This SEA Screening Report was subject to such consultation for a five week period commencing on **Monday 20 July 2020** and running through **until 5pm on Monday 24 August 2020**.
- 7.4. Responses from all three statutory bodies were received by 7 August 2020.

Consultation

- 8.1. The consultation responses from the three statutory bodies to the SEA and Habitats Regulations Assessment Screening Report are detailed below and are also included in full in Appendix 1:

Table 8.1: Responses from the statutory bodies

Consultation body	Comments	Action
Environment Agency	Based on our review of the draft scoping report, we agree with the environmental issues that have been included and do not have any further comments to make	No further action necessary
Historic England	I am happy to confirm our agreement that the plan should not merit completion of SEA due to any likely significant effects within areas of interest to Historic England.	No further action necessary
Natural England	<p>In our review of the Compton Neighbourhood Plan SEA and HRA screening we note that;</p> <ul style="list-style-type: none"> there are no allocations for housing or for new employment use proposed in the draft NDP; there are no sites of international importance within or adjacent to the NDP area. <p>As a result we agree with the assessment that the Neighbourhood Plan does not require an SEA or HRA.</p> <p>However, we would like to draw your attention to the requirement to conserve biodiversity and provide a net gain in biodiversity through planning policy (Section 40 of the Natural Environment and Rural Communities Act 2006 and section 109 of the National Planning Policy Framework). Please ensure that any development policy in your plan includes wording to ensure “all development results in a biodiversity net gain for the parish”.</p> <p>The recently produced Neighbourhood Plan for Benson, in South Oxfordshire provides an excellent example. We are of the opinion that the policy wording around the Environment, Green Space and Biodiversity is exemplar. We would</p>	<p>No further action necessary in respect of SEA/HRA.</p> <p>Advice given in respect of biodiversity and Green Infrastructure policies should be considered by Compton Parish Council when preparing the NDP.</p>

Consultation body	Comments	Action
	<p>recommend you considering this document, when reviewing yours.</p> <p>Natural England would also like to highlight that removal of green space in favour of development may have serious impacts on biodiversity and connected habitat and therefore species ability to adapt to climate change. We recommend that the final neighbourhood plan include:</p> <ul style="list-style-type: none"> • Policies around connected Green Infrastructure (GI) within the parish. Elements of GI such as open green space, wild green space, allotments, and green walls and roofs can all be used to create connected habitats suitable for species adaptation to climate change. Green infrastructure also provides multiple benefits for people including recreation, health and wellbeing, access to nature, opportunities for food growing, and resilience to climate change. Annex A provides examples of Green Infrastructure; • Policies around Biodiversity Net Gain should propose the use of a biodiversity measure for development proposals. Examples of calculation methods are included in Annex A [see Appendix A to this Screening Report]. 	

Conclusions following consultation with the statutory bodies

- 9.1. On the basis of the screening process detailed in this report, it is the Council's opinion that the NDP is unlikely to have significant environmental effects and as such does not require an 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.
- 9.2. This determination has been made on 12 August 2020.

Appendix 1 Responses from the three statutory bodies (Environment Agency, Historic England, and Natural England)

PlanningPolicy

From: Planning_THM <[REDACTED]>
Sent: 07 August 2020 11:49
To: PlanningPolicy
Subject: RE: Consultation on the SEA and HRA Screening Report for the Compton Neighbourhood Development Plan

Follow Up Flag: Follow up
Flag Status: Flagged

Categories:

This is an **EXTERNAL EMAIL. STOP. THINK** before you **CLICK** links or **OPEN** attachments.

Dear Laila Bassett,

Thank you for consulting the Environment Agency on the scoping report for the Compton Neighbourhood Plan. We are a statutory consultee in the SEA process and aim to reduce flood risk and protect and enhance the water environment. Based on our review of the draft scoping report, we agree with the environmental issues that have been included and do not have any further comments to make.

For your information we have published joint advice with Natural England, English Heritage and the Forestry Commission on neighbourhood planning which sets out sources of environmental information and ideas on incorporating the environment into plans.

This is available at:

http://webarchive.nationalarchives.gov.uk/20140328084622/http://cdn.environment-agency.gov.uk/LIT_6524_7da381.pdf

Please note that the Local Authority can advise if there are areas at risk from surface water flood risk (including groundwater and sewerage flood risk) in your neighbourhood plan area. The Surface Water Management Plan is the evidence base for this and contains recommendations and actions to reduce the risk of flooding. This may be useful when gathering baseline data and drafting key sustainability issues and objectives on which to appraise the neighbourhood plan.

Kind regards,

Alex Swann

Planning Advisor - Thames Sustainable Places Team

Environment Agency | Red Kite House, Wallingford, OX10 8BD

Planning_THM@environment-agency.gov.uk

External: [REDACTED]

	<p>For the latest guidance:</p> <ul style="list-style-type: none">- INTRANET.EA.GOV- NHS.UK/coronavirus- GOV.UK/coronavirus	
---	---	--

PlanningPolicy

From: Lloyd Sweet, Robert <[REDACTED]>
Sent: 28 July 2020 20:18
To: PlanningPolicy
Subject: Fw: Consultation on the SEA and HRA Screening Report for the Compton Neighbourhood Development Plan

Follow Up Flag: Follow up
Flag Status: Flagged

Categories:

This is an **EXTERNAL EMAIL. STOP. THINK** before you **CLICK** links or **OPEN** attachments.

Dear Ms. Basset

Thank you for consulting Historic England on the draft screening opinion for the Compton Neighbourhood Plan.

I am happy to confirm our agreement that the plan should not merit completion of SEA due to any likely significant effects within areas of interest to Historic England.

Yours sincerely

Robert Lloyd-Sweet

Robert Lloyd-Sweet | Historic Places Adviser | South East England | Historic England
Cannon Bridge House | 25 Dowgate Hill | London | EC4R 2YA
Mobile: [REDACTED]

Date: 06 August 2020
Our ref: 323726



West Berkshire District Council

BY EMAIL ONLY

Customer Services
Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

T 0300 060 3900

Dear Laila Bassett,

Planning Consultation: Compton Neighbourhood Development Plan - Strategic Environmental Assessment and Habitat Regulations Assessment Screening

Thank you for your consultation on the above dated 20 July 2020.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where our interests would be affected by the proposals made.

In our review of the Birtton with the Compton Neighbourhood Plan SEA and HRA screening we note that;

- there are no allocations for housing or for new employment use proposed in the draft NDP;
- there are no sites of international importance within or adjacent to the NDP area.

As a result we agree with the assessment that the Neighbourhood Plan does not require an SEA or HRA.

However, we would like to draw your attention to the requirement to conserve biodiversity and provide a net gain in biodiversity through planning policy (Section 40 of the Natural Environment and Rural Communities Act 2006 and section 109 of the National Planning Policy Framework). Please ensure that any development policy in your plan includes wording to ensure "all development results in a biodiversity net gain for the parish".

The recently produced [Neighbourhood Plan for Benson](#), in South Oxfordshire provides an excellent example. We are of the opinion that the policy wording around the Environment, Green Space and Biodiversity is exemplar. We would recommend you considering this document, when reviewing yours.

Further Recommendations

Natural England would also like to highlight that removal of green space in favour of development may have serious impacts on biodiversity and connected habitat and therefore species ability to adapt to climate change. We recommend that the final neighbourhood plan include:

- Policies around connected Green Infrastructure (GI) within the parish. Elements of GI such as open green space, wild green space, allotments, and green walls and roofs can all be used to create connected habitats suitable for species adaptation to climate change. Green infrastructure also provides multiple benefits for people including recreation, health and well-being, access to nature, opportunities for food growing, and resilience to climate change. Annex A provides examples of Green Infrastructure;
- Policies around Biodiversity Net Gain should propose the use of a biodiversity measure for development proposals. Examples of calculation methods are included in Annex A;

Annex A provides information on the natural environment and issues and opportunities for your Neighbourhood planning.

Yours sincerely,

Eleanor Sweet-Escott
Lead Adviser
Sustainable Development
Thames Solent Team

Annex A - Neighbourhood planning and the natural environment: information, issues and opportunities

Natural Environment Information Sources

The [Magic](http://magic.defra.gov.uk/)¹ website will provide you with much of the nationally held natural environment data for your plan area. The most relevant layers for you to consider are: **Agricultural Land Classification**, **Ancient Woodland**, **Areas of Outstanding Natural Beauty**, **Local Nature Reserves**, **National Parks (England)**, **National Trails**, **Priority Habitat Inventory**, **public rights of way (on the Ordnance Survey base map)** and **Sites of Special Scientific Interest (including their impact risk zones)**. Local environmental record centres may hold a range of additional information on the natural environment. A list of local record centres is available [here](#)².

Priority habitats are those habitats of particular importance for nature conservation, and the list of them can be found [here](#)³. Most of these will be mapped either as **Sites of Special Scientific Interest**, on the Magic website or as **Local Wildlife Sites**. Your local planning authority should be able to supply you with the locations of Local Wildlife Sites.

National Character Areas (NCAs) divide England into 159 distinct natural areas. Each character area is defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. NCA profiles contain descriptions of the area and statements of environmental opportunity, which may be useful to inform proposals in your plan. NCA information can be found [here](#)⁴.

There may also be a local **landscape character assessment** covering your area. This is a tool to help understand the character and local distinctiveness of the landscape and identify the features that give it a sense of place. It can help to inform, plan and manage change in the area. Your local planning authority should be able to help you access these if you can't find them online.

If your neighbourhood planning area is within or adjacent to a **National Park** or **Area of Outstanding Natural Beauty** (AONB), the relevant National Park/AONB Management Plan for the area will set out useful information about the protected landscape. You can access the plans on from the relevant National Park Authority or Area of Outstanding Natural Beauty website.

General mapped information on **soil types** and **Agricultural Land Classification** is available (under 'landscape') on the [Magic](http://magic.defra.gov.uk/)⁵ website and also from the [LandIS website](http://www.landis.org.uk/index.cfm)⁶, which contains more information about obtaining soil data.

Natural Environment Issues to Consider

The [National Planning Policy Framework](https://www.gov.uk/government/publications/national-planning-policy-framework--2)⁷ sets out national planning policy on protecting and enhancing the natural environment. [Planning Practice Guidance](http://planningguidance.planningportal.gov.uk/blog/guidance/natural-environment/)⁸ sets out supporting guidance.

Your local planning authority should be able to provide you with further advice on the potential impacts of your plan on the natural environment and the need for any environmental assessments.

¹ <http://magic.defra.gov.uk/>

² <http://www.nbn-nfbr.org.uk/nfbr.php>

³ <http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

⁴ <https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making>

⁵ <http://magic.defra.gov.uk/>

⁶ <http://www.landis.org.uk/index.cfm>

⁷ <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

⁸ <http://planningguidance.planningportal.gov.uk/blog/guidance/natural-environment/>

Landscape

Paragraph 172 of the National Planning Policy Framework (NPPF) highlights the need to protect and enhance valued landscapes through the planning system. Your plan may present opportunities to protect and enhance locally valued landscapes. You may want to consider identifying distinctive local landscape features or characteristics such as ponds, woodland or dry stone walls and think about how any new development proposals can respect and enhance local landscape character and distinctiveness.

If you are proposing development within or close to a protected landscape (National Park or Area of Outstanding Natural Beauty) or other sensitive location, we recommend that you carry out a landscape assessment of the proposal. Landscape assessments can help you to choose the most appropriate sites for development and help to avoid or minimise impacts of development on the landscape through careful siting, design and landscaping.

Wildlife habitats

Some proposals can have adverse impacts on designated wildlife sites or other priority habitats (listed [here](#)⁹), such as Sites of Special Scientific Interest or [Ancient woodland](#)¹⁰. If there are likely to be any adverse impacts you'll need to think about how such impacts can be avoided, mitigated or, as a last resort, compensated for.

Priority and protected species and habitat

You'll also want to consider whether any proposals might affect priority species (listed [here](#)¹¹) or protected species. Natural England has produced advice [here](#)¹² to help understand the impact of particular developments on protected species. Consideration should also be given to the potential environmental value of brownfield sites, often found in urban areas and former industrial land, further information including links to the open mosaic habitats inventory can be found [here](#).

Ancient woodland and veteran trees-link to standing advice

You should consider any impacts on ancient woodland and veteran trees in line with paragraph 175 of the NPPF. Natural England maintains the Ancient Woodland [Inventory](#) which can help identify ancient woodland. Natural England and the Forest Commission have produced [standing advice](#) for planning authorities in relation to ancient woodland and veteran trees. It should be taken into account by planning authorities when determining relevant planning applications. Natural England will only provide bespoke advice on ancient woodland/veteran trees where they form part of a SSSI or in exceptional circumstances.

Biodiversity net gain

Under section 40 of the Natural Environment and Rural Communities Act 2006 Local Planning Authorities are required to conserve biodiversity. The NPPF section 170 states the requirement for “*minimising impacts on and providing net gains for biodiversity*”. Suitable methods for calculating biodiversity net gain can include the Defra biodiversity offsetting metric¹³ and the environment bank biodiversity impact calculator¹⁴. Natural England would expect a policy within the Neighbourhood Plan to include wording to ensure that net biodiversity gain is achieved.

⁹<http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

¹⁰ <https://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences>

¹¹ <http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

¹² <https://www.gov.uk/protected-species-and-sites-how-to-review-planning-proposals>

¹³ <https://www.gov.uk/government/collections/biodiversity-offsetting#guidance-for-offset-providers-developers-and-local-authorities-in-the-pilot-areas> Note; the 'Guidance for developers' and 'Guidance for offset providers' documents provide a calculation method.

¹⁴ <http://www.environmentbank.com/impact-calculator.php> , and http://www.google.co.uk/url?sa=t&rct=j&q=&esrc=s&source=web&cd=3&ved=0ahUKEwj7vcbI0aDQAhVMDcAKHb8IDEUQFggsMAI&url=http%3A%2F%2Fconsult.welhat.gov.uk%2Ffile%2F4184236&usq=AFQjCNFfkbJJQ_UN0044Qe6rmiLffxckg

Best and Most Versatile Agricultural Land

Soil is a finite resource that fulfils many important functions and services for society. It is a growing medium for food, timber and other crops, a store for carbon and water, a reservoir of biodiversity and a buffer against pollution. If you are proposing development, you should seek to use areas of poorer quality agricultural land in preference to that of a higher quality in line with National Planning Policy Framework para 170. For more information, see our publication [Agricultural Land Classification: protecting the best and most versatile agricultural land](#)¹⁵.

Green Infrastructure, Improving Your Natural Environment.

Inclusion of Green Infrastructure (GI) in to development plans can provide multifunctional benefits to the area. These can include opportunities for recreation, health and wellbeing and access to nature as well as providing connected habitats for wildlife.

Your plan or order can offer exciting opportunities to enhance your local environment through inclusion of GI. If you are setting out policies on new development or proposing sites for development, you may wish to consider identifying what environmental features you want to be retained, connected, enhanced or new features you would like to see created as part of any new development. Examples might include:

- Providing a new footpath with landscaping through the new development to link into existing rights of way or other green spaces.
- Restoring a neglected hedgerow or creating new ones.
- Creating a new pond as an attractive feature on the site.
- Planting trees characteristic to the local area to make a positive contribution to the local landscape.
- Using native plants in landscaping schemes for better nectar and seed sources for bees and birds.
- Incorporating swift boxes or bat boxes into the design of new buildings.
- Considering how lighting can be best managed to encourage wildlife.
- Adding a green roof or walls to new or existing buildings.

You may also want to consider enhancing your local area in other ways, for example by:

- Setting out in your plan how you would like to implement elements of a wider Green Infrastructure Strategy in your community.
- Assessing needs for accessible greenspace and setting out proposals to address any deficiencies or enhance provision.
- Identifying green areas of particular importance for special protection through Local Green Space designation (see [Planning Practice Guidance on this](#)¹⁶).
- Managing existing (and new) public spaces to be more wildlife friendly (e.g. by sowing wild flower strips in less used parts of parks, changing hedge cutting timings and frequency).
- Planting additional street trees.
- Identifying any improvements to the existing public right of way network, e.g. cutting back hedges, improving the surface, clearing litter or installing kissing gates) or extending the network to create missing links.
- Restoring neglected environmental features (e.g. coppicing a prominent hedge that is in poor condition or clearing away an eyesore).

¹⁵ <http://publications.naturalengland.org.uk/publication/35012>

¹⁶ <http://planningguidance.planningportal.gov.uk/blog/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space/local-green-space-designation/>

Green Roofs

Natural England is supportive of the inclusion of living roofs in all appropriate development. Research indicates that the benefits of green roofs include reducing run-off and thereby the risk of surface water flooding; reducing the requirement for heating and air-conditioning; and providing habitat for wildlife.

We would advise your council that some living roofs, such as sedum matting, can have limited biodiversity value in terms of the range of species that grow on them and habitats they provide. Natural England would encourage you to consider the use of bespoke solutions based on the needs of the wildlife specific to the site and adjacent area. I would refer you to <http://livingroofs.org/> for a range of innovative solutions.

17. Appendix 10: Regulation 14 Consultation Report

Compton Pre-Submission Draft Neighbourhood Plan Consultation Report (January 2021)



Purpose

1. The purpose of this Report is to summarise part of the outcome of the consultation period on the Pre-Submission Draft Compton Neighbourhood Plan held from Monday 9th November to Monday 21st December 2020. The report reviews all representations received to the consultation. It then makes recommendations for minor modifications to the Plan for its submission.
2. The Report will be published by the 'qualifying body', Compton Parish Council, and it will be appended to the Consultation Statement that will accompany the submitted Plan in due course, in line with the Neighbourhood Planning (General) Regulations 2012 (as amended).

Pre-Submission Plan Consultation

3. The Pre-Submission Draft Plan consultation commenced 9th November 2020 to bring the Draft Plan to the attention of people who live, work or carry-on business in the designated neighbourhood area. The consultation ran for a period of 6 weeks, until the 21st December.
4. The Draft Plan and the supporting documents comprised:
 - *The Compton Regulation 14 Pre-Submission Draft NDP*
 - *Compton NDP Evidence Report*
 - *Compton NDP Green Space Topic Paper*
 - *Compton NDP SEA and HRA Screening Report*
5. Email notification of the consultation was provided on 9th November 2020 to West Berkshire Council and statutory and local consultees likely to be affected, as listed at Table 1 below. The date of their response to the Reg 14 consultation is listed in the table. While many of these did not respond formally to the consultation, most of the local consultees provided feedback during previous stages of consultations undertaken by each of the working groups between 2018 and 2020 through mini-survey or face to face consultation. Therefore their feedback was already taken on board and included within the plan evidence base prior to the Reg 14 Consultation.

Table 1 - Regulation 14 consultees directly contacted

Statutory consultees	Date of response
Assistant Director National Probation Service - Thames Valley Area	
Berkshire Local Nature Partnership	
Blewbury Parish Council	
British Geological Survey	
Cadent Gas Ltd	
Chilton Parish Council	
Civil Aviation Authority	
CPRE Berkshire	22 nd November
CLH Pipeline System	
Department Of Transport Education Place Planning and Development Manager West Berkshire Council	
East Ilsley Parish Council	16 th December
Energy Networks Association	
Environment Agency	24 th November
Friends, Families and Travellers	
Goring Parish Council	
Hampshire County Council	
Health & Safety Executive	
Hermitage Parish Council	20 th November
Historic England	21 st December
Highways England	18 th November
Historic Environmental Records Officer West Berkshire Council	
Homes England	18 th December
Local Nature Partnership Officer Berkshire Local Nature Partnership	
Mobile and broadband operator BT, Virgin Media, mobile UK, T mobile, Vodafone	
National Federation of Gypsy Liaison Groups	
National Grid	16 th December
National Housing Federation	
Natural England	
Network Rail Infrastructure Ltd	
NHS England South East	
Office of Rail Regulation	
Openreach newSites	
Planning Adviser North Wessex Downs AONB	
Planning Manager Sport England	
Policy & Advocacy Support Officer (Interim) Ramblers Association	
Scottish & Southern Electricity	
Southern Gas networks	
South Oxfordshire District Council	
Sport England	10 th November
Station Manager, Royal Berkshire Fire and Rescue Service Royal Berkshire Fire & Rescue Service	
Thames Valley Berkshire L E P	

Thames Valley Chamber of Commerce	
Thames Water	18 th November
The Coal Authority	
The National Federation of Gypsy Liaison Groups	
The Woodland Trust	
Vale of White Horse District Council	
Wales and West Utilities	
West Berkshire District Council	17 th December
Forestry Commission	
Local consultees	Date of response
Compton C.E. Primary School	
Downs Secondary School	
Jingle Jangle	
Pre-school Group	
Beavers, Cubs & Scouts	
Rainbows, Brownies & Guides	
COINS	
POD	
Light Squad	
Other Church Groups	
Bible Study Group	
Parababble Puppets	
Bellringing	
Football Club	
Yoga Class	
Karate Club	
Archery Club	
Women's Institute	
Allotments	
Autumn Group	
Compton Players	29 th November
Royal British Legion	27 th November
Downland Practice	
Village Hall	
Wilkins Centre	
Absolute Casing	
Alan Franklin	
Alpha Antique Restorations	
Baxter Healthcare Ltd	18 th December
Beeswax Dyson Farming Ltd	
Biosynth-Carbosynth Ltd (formally Carbosynth Ltd)	
Compton Barbers	
Compton Car Cleaning Services	
D A Collins Scaffolding	
D Martin Welding	
Discovery Health & Fitness	
Downland Footcare	
Dragon Design	
Feel Good Foods	

G H Shackleton	
Geofrey Deacon Training	
Hawkridge Distillers	
Hello Tomorrow Ltd t/a Compton Village Shop	
HM Interiors	
IJ Agricultural and Equestrian Fencing Ltd	
Invoice Finance Connect	
John McCall	
Kingsbridge Chimney Sweep	
Knightsbridge & Churchill Online Marketing Services	
LRS Roofing Services	
Method Pilates	
Oakingham Farm & Stud	
Perborough Consulting Ltd	
Product 360 Ltd	
Richard Goodman Rural Surveyors	
Ridgeway Biologicals	
RMA Surveyors	
RWVC	
The Foinavon	
Town & Country Catering	
Town and Country Financial	
UK Drillers	
Wellness Centre	
Younique	



Consulted as part of the Working Group consultation 2018-20 and nothing further to add in Reg 14 Consultation, unless stated.

6. Due to the restriction in place as a result of the covid-19 pandemic, no face-to-face consultation meetings or drop-in exhibitions could be held. The methods for consultation were therefore chosen carefully, in line with requirements to ensure all consultees and members of the community had the opportunity to respond. A leaflet was distributed to the Parishioners of Compton explaining where to view the document and how to comment along with the deadline date. An Executive Summary of the NDP was also included within the leaflet.
7. The draft plan and related documents were published on the NDP website at www.comptonndp.org.uk Instructions for submission of comments and the deadline date were outlined on the site (see Figure 1 overleaf). An online comment form was also available on the website.
8. The consultation and response form was also publicised via the Compton NDP Facebook page (<https://www.facebook.com/ComptonNeighbourhoodDevelopmentPlan>).
9. As part of the community consultation, the Steering Group also prepared a 10-minute video which explained the reasons for the NDP and the policies within. The video is available at:

10. https://vimeo.com/479063517/65cb9d088f?fbclid=IwAR2nAD4_SlgD8HS9netiVW7qUpBN9QnbfV6311RI39uOBhgn5YH-svWmR-M
11. Posters were displayed around the village to advertise the consultation and a box was placed in the village shop for any handwritten responses to be collected.
12. Those who were unable to access the draft plan online were able to request a hard copy to be sent to them.

Compton Neighbourhood Development Regulation14 Consultation is now running

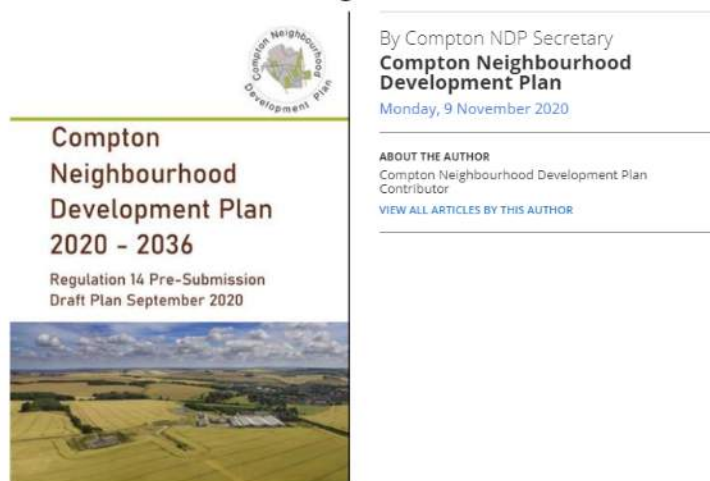


Figure 1: Article on the Compton NDP website

13. In addition, and if requested, the NDP Steering Group were offering the opportunity to attend an online meeting, should people wish to discuss the Plan.
14. A total of 31 responses were received as outlined at Table 1. 17 response forms were received from local residents to the consultation.
15. The West Berkshire District Council response was received on 17th December 2020.
16. The table overleaf provides a summary of the key points raised by respondents and the suggested way forward, including modifications to the text and policies of the Draft Plan (text underlined is insertions and text ~~striketrough~~ is deleted).

Recommendation

17. The Steering Group review this Consultation Report in conjunction with the representations received.

18. The Draft Plan should be modified in accordance with the proposed changes.
19. The Steering Group issue the Draft Plan to the Parish Council to resolve to formally 'submit' the NDP to West Berkshire District Council for examination.

Para / Policy	Main points raised	Respondent/s	Response and proposed change (if applicable)
Pre-Submission NDP			
General	No specific comments are made on this draft neighbourhood plan. Advice given across a number of aspects	Sports England	Response noted, no change required
General	No specific comments are made on the draft neighbourhood plan.	Highways England	Response noted, no change required
General	Following a review of the NDP, the following National Grid assets have been identified as falling within the Neighbourhood area boundary: Gas Transmission Pipeline, route: CHALGROVE TO BARTON STACEY Gas Transmission Pipeline, route: STEPPINGLEY TO EAST ILSLEY	National Grid	Response noted, no change required
General	Fully supports the draft neighbourhood plan	Hermitage Parish Council	Response noted, no change required
General	No specific comments are made on the draft neighbourhood plan.	Baxter Healthcare Ltd	Response noted, no change required
General	No specific comments are made on the draft neighbourhood plan.	Environment Agency	Response noted, no change required
General	<i>Support the policies which make useful and supportive references to protecting the character of the area from inappropriate development, such as Policy C8 Building Design and C16 Local Green Spaces.</i> <i>The plan has correctly identified the Compton Conservation Area and listed buildings as designated assets within the Neighbour Development Plan's boundary's (paragraph 4.7 and Appendix 2), however Perborough Castle, a Scheduled Monument (List Entry Number: 1006973) has not been identified, nor does there appear to be any consideration of archaeological remains of interest. It is important</i>	Historic England	Amend plan at paragraph 4.7 to include the following: 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. <u>The scheduled monument of Perborough Castle lies to the south of the Parish.</u> 4.8 <u>As well as the designated assets across Compton, there are also a</u>

<p><i>these are recognised within the plan and given the necessary consideration.</i></p> <p><i>We would further recommend the protection of the historic environment is better articulated in the plan's objectives and policies for this to meet the basic conditions. This would be best achieved by including an additional objective and policy to the plan relating specifically to the conservation and enhancement of the village's historic environment and the protection of significant heritage assets and their settings. This should then be cross referenced with the plan's other policies to reduce the potential for a possible conflict. The inclusion of such a policy would ensure the necessary level of protection is afforded to designated assets, which is especially important considering the focus of Policy C1 regarding infill development and Policy C2 in relation to potential increases to the number of dwellings to the adopted Pirbright Site Allocation.</i></p> <p><i>We also note that there is currently no published appraisal of the Compton Conservation Area and would therefore encourage you to consider preparing one, which would support your plan.</i></p>	<p><u>number of non-designated heritage assets of archaeological interest, that are detailed within the West Berkshire Historic Environment Record¹ (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.</u></p> <p>Higher level policies provide protection for designated and non-designated heritage assets, therefore it is not considered necessary for a separate policy relating to only the protection of the Parish's heritage assets.</p> <p>Insert objective as follows:</p> <p>7. <u>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.</u></p> <p>Amend Policy C1 to include the following</p> <p>Proposals for infill development in the built-up area of Compton, outside of the HSA DPD Policy HSA23 Allocation, will be supported if</p>
--	--

¹ https://www.heritagegateway.org.uk/Gateway/Results_Application.aspx?resourceID=1030

			<p>they are within the settlement boundary defined by West Berkshire Core Strategy (see map below) and where such development:</p> <ul style="list-style-type: none"> i. is of a scale and form in keeping with surrounding properties; ii. respects residential amenity and provide suitable access; iii. <u>conserves and enhances heritage assets and their settings;</u> 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. <p>Development should not be permitted in the open countryside unless it is for development permitted by the exceptions within Policies C1 – C8 of the HSADPD.</p>
General	<p><i>One area which you could help on is Light Pollution: apart from mentioned street lighting, we try to minimise house and gateway lighting. Such lighting should only illuminate the ground, not the highway or the sky. We have objected to some (foreign) tubular metal gate lights where the light comes out of the top as well as below. The best example locally of good lighting is around the yard of the Hampstead Norreys Community Shop, down ward and discrete.</i></p>	CPRE Berkshire	<p>Amend plan at bullet 7 of Table 1 as follows:</p> <p><u>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. Where street lighting is found to be necessary in a new development the use of the lantern type light fitting, similar to those used in the Yew Tree Stables development, would be welcomed. Where private security lighting is installed it should also similarly be sensitively designed and sited to ensure it does not have an urbanizing effect on the rural area;</u></p>

Compton Pre-Submission Draft Plan Consultation Report

General	Fully supports the draft neighbourhood plan	Royal British Legion – Compton, Ilsleys and Norreys Branch	Response noted, no change required.
General	Fully supports the draft neighbourhood plan, and particularly the policies for the Pirbright redevelopment	Local Residents	Response noted, no change required.
General	<i>The number of houses should be determined not by the cost to Homes England of decontaminating the site but by the considerations outlined in the plan ie those underpinning a proportionate amount of development for the village.</i>	Local resident	Response noted, the policies within then plan seeks to ensure the development remains at a scale proportionate to that of the village with approximately 140 homes.
General	Typos noted to correct	Local Resident	Response noted, amendments made where necessary.
General	<i>The plan describes a village community for all - from pre-school onwards - but no mention of elderly care (sheltered/warden-assisted accommodation, rather than just accessible - M4(2) category 2, single story). Consideration should be given to more supported accommodation for the elderly, and provision of occasional support.</i>	Local Resident	There was no evidence that demonstrates need at this point in time for NDP policy directly related to this matter in Compton. Higher level policy in the West Berkshire Core Strategy (Policy CS4) controls the mix and type of homes delivered across the district, including for the provision of homes for the elderly. No change made.
General	<i>The whole document has the tone of having been written by professionals who understand and know the jargon, acronyms and what lies behind the phrases used.</i>	Local Resident	Glossary of terms added to end of the plan.
General	<i>I didn't notice an introduction or explanation of why the NDP policies begin with the letter "C"? This bothered me. It can be confusing when references are made to the CS (Berkshire Core Strategies?). Did I miss it? Does it stand for Compton? It is for a policy - why not a "P"?</i>	Local Resident	Text inserted at paragraph 8.2, as follows: 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 2036. <u>There are a total of 23 policies – C1 to C23 – the 'C' referring to Compton.</u> 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:
General	<i>The Local Plan review now looks forward to 2037</i>	West Berkshire District Council	Plan timeline period has been amended to accord with the Local Plan review to 2037.
Pg 4	<i>The draft emerging LPR was published for consultation on 11 December 2020. The draft emerging plan should be reflected in this chapter. The allocation for the Pirbright site in the HSA DPD is being rolled forward into the LPR.</i>	West Berkshire District Council	<p>Insert text at Section 3 as follows:</p> <p><u>Emerging Draft Local Plan Review (2037)</u></p> <p>13.12 <u>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.</u></p> <p>13.13 <u>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. 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.</u></p> <p>13.14 <u>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.</u></p>
Pg 5 para 39	<i>In relation to the redevelopment of the former Pirbright Institute site, Homes England agree with the principles of redevelopment protecting the AONB and the wider character and appearance of the village.</i>	Homes England	Response noted, no change made.

	<p><i>Redevelopment for housing, as demonstrated within the technical evidence supporting our planning application, will provide a significant landscape improvement when considered against the existing built form.</i></p> <p><i>More widely, we are committed to delivering high design standards together with requiring our development partners to deliver against the Building for Healthy Life principles.</i></p>		
Pg 6 Para 39 bullet 5	<p><i>Whilst acknowledging the policy context at the time of allocating the site, particularly the consideration of deliverability and viability, it is welcomed that the draft NP recognises the importance of considering proposals in the latest context/against up-to-date evidence.</i></p> <p><i>It is clear that since the time of the allocation, matters of viability/deliverability have moved on, hence the level of development sought in the current planning application.</i></p>	Homes England	<p>The text referred to at paragraph 3.9 is taken direct from the Inspectors report on the examination of the West Berkshire HSAP where it was found that a scheme of 140 homes would be viable.</p> <p>The text has been made italic to emphasis the Inspector's words.</p> <p>Homes England have provided no evidence to the Draft Plan consultation to demonstrate why matters of viability / deliverability have moved on from that heard by the HSAP Inspector.</p>
Pg 12 para 5.10	<p><i>Whilst recognising and supporting the principle of Neighbourhood Plans to provide a fine grain local input to policy, it is important to ensure that any potential changes which might have an impact on the overarching principles of the HSA DPD are considered strategically. This is particularly relevant in respect of development type and quantum and any potential building retention.</i></p> <p><i>In respect of the latter, whilst we recognise the desire of the local community to see some buildings and/or uses retained/reopened, there must be consideration of the impacts of doing so and the costs involved. The planning application process is the most appropriate method for making such judgements.</i></p>	Homes England	<p>Homes England have provided no evidence to the Draft Plan consultation to demonstrate why the proposals for the retention of a limited number of modern buildings would be unviable. Response notes, the NDP seeks to amplify the opportunities available at the site and the ability to do so will be assessed as part of a full planning application.</p> <p>No change made.</p>

Policy C1	<i>The emerging draft of the West Berkshire Local Plan Review 2037 (LPR) has been published for consultation. Consideration should be given to including a reference to the emerging draft LPR or identifying where an update might be needed should the NDP be adopted in advance of the adoption of the LPR.</i> <i>Policy SP1 (Spatial Strategy) of the draft emerging LPR identifies that there will be a presumption in favour of sustainable development and redevelopment within settlement boundaries. Outside of settlement boundaries land will be treated as open countryside where development will be more restricted, as set out in policy DC1 of the emerging draft LPR. Policy SP7 (Design Principles) of the emerging draft LPR sets parameters that have regard to amenity.</i>	West Berkshire District Council	As per above comments it is recognised in section 3 that the NDP will be reviewed upon adoption of the new Local Plan Review 2037. At such time, reference to the development plan policies will therefore be updated.
Pg 19 para 9.6	<i>Homes England support the provision of high quality, affordable homes. The planning application submitted for the redevelopment of the Pirbright Institute proposes Local Plan compliant 30% provision. The types and tenures of homes to be provided, to meet local requirements, will be based on advice from WBC Officers.</i>	Homes England	Response noted, no change required.
Policy C2	<i>We cautiously welcome the reference to an approximate level of development on the Pirbright Institute site. Further, we agree that it is necessary for an application to demonstrate that development will be appropriate in the context of the village and wider AONB.</i> <i>We welcome what appears to be the general thrust of Policy C2, namely to ensure that development is appropriate whilst recognising that, whilst there are reasons why further development (above the HSA</i>	Homes England	Response noted, no change required. Given the LPR does not proposed an additional housing requirement for Compton, the neighbourhood plan remains in broad consistency with the development plan on the basis of facilitating the Pirbright allocation for the amount of development tested by the HSAP Inspector.

	<i>allocated level) may be required (for instance in relation to viability/deliverability), there are significant benefits to working to deliver high quality development on this site. Further, development of this site, within the village itself, has the potential to deliver local needs housing whilst protecting the village for potential green field redevelopment on the village fringe.</i>		
Policy C2	<p><i>The scale of development/s in this catchment is likely to require upgrades of the water supply network infrastructure. It is recommended that the Developer and the Local Planning Authority liaise with Thames Water at the earliest opportunity to agree a housing phasing plan. Failure to liaise with Thames Water will increase the risk of planning conditions being sought at the application stage to control the phasing of development in order to ensure that any necessary infrastructure upgrades are delivered ahead of the occupation of development.</i></p> <p><i>The level of information contained in this document does not enable Thames Water to make an assessment of the impact the proposed site allocations will have on the waste water network infrastructure and sewage treatment works. To enable us to provide more specific comments we require details of the location, type and scale of development together with the anticipated phasing.</i></p>	Thames Water	<p>Amend Policy C2 at bullet iii to ensure due consideration of local infrastructure impacts arising from the scale of development. To read as follows:</p> <p>iii. any detrimental effect on the environment, the landscape, health and safety of villagers, and recreational opportunities, and local infrastructure, services and facilities, and the extent to which that could be moderated.</p>
Policy C2	<i>As a neighbouring village with direct access from the A34 we have concerns about the traffic increase these 140 dwellings on Pirbright would bring. In our opinion, 140 dwellings are not viable or sound and the ramifications on Compton and East Ilsley are very high</i>	East Ilsley Parish Council	Amend Policy C2 at bullet iii as above to ensure infrastructure impacts are considered.

	<p><i>due to the increase in population size and the volume of traffic both the build and the occupancy will bring. Also, concern over the size of the Doctor's Surgery, Primary School and Pre-School facilities.</i></p> <p><i>The removal of all potentially harmful and toxic substances left in the ground or within buildings must be completed removed prior to building any form of housing.</i></p>		
Policy C2	Concerns over the existing live application at the Pirbright site by Homes England for 250 homes in terms of infrastructure capacity, relating to roads, flooding, sewers and doctors surgery.	Local Residents	Response noted, the plan seeks to ensure the appropriate level of development at the Pirbright Site and to ensure the effects on local infrastructure are fully assessed.
Policy C2 and C16	<i>Can area A to the North of the Pirbright site be included as local green space as it backs up Policy HSA 23</i>	Local Resident	<p>Policy HSA23 sets out the requirement that '<i>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.</i>'</p> <p>It is not considered that Area A of the site would meet all of the criteria for Local Green Space designation.</p> <p>Amend text and policy C2 to further ensure that the developable areas are Areas B and C (as defined by Policy HSA23 and the SPD) as follows:</p> <p>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 and any greater number of dwellings demonstrates 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:</p>

			[criteria not copied in full]
Pg 22 para 9.12/9.16	<p><i>We do not agree with the blanket approach given to density, and thus development capacity of the Pirbright Institute site.</i></p> <p><i>The supporting technical work to the planning application addresses the wider density of Compton, noting that in places it is above 20dph, i.e. development density is not uniform across the village area. To apply a blanket approach would be inappropriate and fail to make best use of brownfield land. Such an approach could lead to speculative development proposals on greenfield sites and lead to inappropriate sprawl.</i></p> <p><i>Further, an unjustified, low density cap on development on the Pirbright Institute site risks limiting the ability to remediate and redevelop the site in respect of the costs of providing a 'clean' site.</i></p> <p><i>Reference to density in a blanket form is not considered to be the most appropriate approach to ensure a high quality, comprehensive redevelopment of the Pirbright Institute site. It is considered that there is scope for the site, and wider village, to accommodate a range of development types/sizes with varying density across the site. It is imperative that a 'one size fits all' approach is avoided.</i></p>	Homes England	<p>The requirement for approximately 140 homes at a density of 20dph is in line with the West Berks allocation HSA24 in which the examining Inspector confirmed that such a density was appropriate given the sites location within the AONB and on the edge of the village. The rationale for this density is appropriately explained within the supporting text of the neighbourhood plan and remains in general conformity with the development plan.</p>
Pg 22 para 9.14	<p><i>Homes England fully support the need to demolish and remediate the Pirbright Institute site prior to redevelopment. The current planning includes this as a first principle and, following the grant of planning permission, we/our partners will undertake demolition and remediation ahead of development.</i></p>	Homes England	<p>Homes England have provided no evidence to the Draft Plan consultation to demonstrate why matters of viability / deliverability have moved on from that heard by the HSAP Inspector.</p> <p>Amend text at para 9.14 as follows:</p>

	<i>As recognised within the paragraph, the costs of this work are a factor that will be considered alongside an assessment of what scale of development is appropriate for the site. However, it is essential to recognise that these costs are significant and that viability assumptions made at the time of drafting/adopting HSA DPD Policy 23 are no longer relevant. It is entirely appropriate for the planning application determination process to make those judgements by exercising the established planning balance.</i>		<p>The community understands that the existing 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 the villagers. 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. However, the demolition and remediation costs are one factor of many that will determine the appropriateness of the amount of the development under HSA DPD Policy HSA23. <u>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.</u></p>
Policy C3	<i>The emerging draft LPR includes a policy on climate change (policy SP5). The existing Local Plan does not include a specific policy on climate change. Consideration should be given to including a reference to the emerging draft LPR or identifying where an update might be needed should the NDP be adopted in advance of the adoption of the LPR.</i>	West Berkshire District Council	<p>Amend plan to insert text after paragraph 10.11 as follows: <u>The emerging West Berkshire draft LPR includes a policy on climate change in support of the Boroughs target for carbon neutrality by 2030. Upon adoption of the LPR, the NDP will be reviewed to ensure Policy C3 remains in conformity with the Development Plan.</u></p>

Policy C5	<i>The Council's Housing Team have commented that whilst they agree that no priority can be given on Homes England funded schemes, other than those serving in the MOD, the same follows in that if any Registered Provider utilises grant funding from Homes England alongside the developer's obligation then the same rules apply. Allocations would be in accordance with the current Housing Allocation Policy. The Housing Team would like to know more of what the purpose would be for a Local Lettings Plan (LLP), which would be managed alongside the Registered Provider. Any local connection cascade criteria would be documented in the Section 106 Agreement, which is legally binding rather than a LLP. The Report from CCB is now four years old, and since then there has been an update on the Council's own Housing Strategy</i>	West Berkshire District Council	<p>There is a demonstrable unmet need for affordable housing for those with a local connection to Compton. The allocation of the Pirbright site offers the opportunity to deliver a significant amount of affordable housing (42 dwellings at 30% provision). This source of supply has therefore led to no need, at this time, to allocate additional land at the village as an exception site to meet the needs. It is important for any affordable homes to meet the evidenced local needs, including by local connection cascade criteria secured by a Section 106 Agreement. It is recommended that the policy is amended accordingly.</p> <p>Amend Policy C5 as follows: 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 <u>up to date</u> evidence of local need, <u>with priority secured for households with a local connection.</u></p>
Policy C5	<p><i>I agree that the CCB Report of Housing Needs in Compton should be taken into account concerning possible allocation for people with local needs. The NDP Vision Statement refers to "allowing people to live, work and play in the village for the whole of their lives". This for many local families has been impossible.</i></p> <p><i>Regarding one and two bedroom accommodation - if the Hostel can be restructured to enable this that would be useful but I think other opportunities on the Pirbright Site should not be discounted. There is also a need for 'peppering' the site for social integration.</i></p>	Local Resident	Response noted, no change required.
Policy C6	<i>It is unclear what the aspirations are of the landowner of the hostel. The National Planning Policy Framework (NPPF) states at paragraph 67 that planning policies</i>	West Berkshire District Council	No evidence has been provided to the Steering Group to indicate that the hostel buildings can not be retained. See below comment.

	<i>should take into account, amongst others, availability. This policy may need to be revised if the landowner submits representations on the pre-submission version of the NDP</i>		
Policy C6	<i>We support the principle of delivering a range of one- and two-bedroom homes. However, redevelopment of the Pirbright Institute hostel site is not the most appropriate method for achieving this. Firstly, such an approach would prevent a mix of homes being provided across the site, effectively segregating smaller homes in to one area. Secondly, the hostel buildings are not considered to be in an appropriate condition to form part of a comprehensive development. There are a range of issues here, including but not limited to design, accommodation layout, development form, parking and building/environmental performance standards. Homes England are committed to providing a range of house types/sizes across tenure types throughout the development.</i>	Homes England	<p>The Steering Group have reviewed all publicly available evidence for the hostel site.</p> <p>No evidence is provided to support the assumption that they are not in appropriate condition. The hostel buildings are of modern construction (late 1990s), with planning permission for them being granted in 1996.</p> <p>The buildings were last in residential use, designed for that purpose and there are no environmental contamination reasons to explain why they cannot be retained – based on the public evidence submitted by Homes England to the pending planning application.</p> <p>The NPPF expressly support the re-use of existing under-utilised land and buildings as highlighted in para 118. It is the wish of the community to see these buildings, and the character of the existing site, retained as these contribute towards meeting housing needs in a sustainable manner.</p>
Policy C7	<i>Homes England are committed within the planning application for the Pirbright Institute to provide a range of homes across size/type/tenure. We therefore support the broad approach/principle of Policy C7. However, we would suggest that the Policy could be improved by removing reference to Area B in order to ensure that development can be delivered flexibly across the site, taking account of site constraints.</i>	Homes England	<p>It is considered that the inclusion of single-storey accessible homes in Area B will help the support the transition to open countryside which is required from part A explained in the supporting text</p> <p>No change made.</p>

Policy C8	<i>We support the principle of development achieving high standards of design. Reference to the Government's National Design Guide is welcome. Homes England work to ensure our development partners adhere to the principles of Building for a Healthy Life (update of Building for Life 12). Reference to the guide might provide further clarity to the policy and ensure that all parties understand the standards that are required and are able to work from a common benchmark that will have been found elsewhere across the county/country.</i>	Homes England	The policy is in general conformity with Core Strategy Policy CS14 at paragraph 5.95 which references the criteria in 'Building for Life' as a basis for how a proposal can address the design considerations set out in this policy. No change made.
Policy C8	<i>We note that Table 1: Design Parameter point 2 seeks to "conserve views out into the countryside out from the village". We support the inclusion of this, particularly where it forms part of the character or appearance of the conservation area that is desirable to preserve or enhance and where they contribute to the setting of a heritage asset. The statement however lacks precision as to what views should be protected, from where and why. We would encourage you to expand the appendix to identify specific views that need to be safeguarded. 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.</i>	Historic England	Amend design parameter 2 as follows: <u>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;</u>
Policy C8	I totally support this. It would be very sensible if direct input by the community via the Parish Council into building design/materials of new properties could be possible in the future.	Local Resident	Response noted, no change required.
Policy C8	<i>I think we should emphasise we want to keep street lighting and outdoor lighting to a minimum or zero to</i>	Local Resident	Amend design parameter 7 as per above CBRE response.

	<p><i>maintain our rural dark skies and avoid light pollution, because of the real threat this poses to the local wildlife and the negative impact it has on star gazing.</i></p> <p><i>I think a lot of people who have moved to the village from cities may not realise why it is important to protect night skies (I include myself in this.)</i></p> <p><i>“ the provision of parking areas in front gardens’ sounds as if we want people to park in front of their windows? Use the garden because no specific off-road parking has been included in the design? This is not what I would welcome. Given that all houses/dwellings no matter how small will need parking for at least one car and probably more, then it might be more appropriate to state:</i></p> <p><i>“sufficient space for off road parking should be provided for ALL dwellings, bearing in mind that due to limited transport and most people working outside the village, each dwelling will likely have one or two vehicles minimum. On street parking will then be available to visitors and delivery vehicles.”</i></p> <p><i>This is a very important design consideration, both from a visual aspect and a practical one, but I feel the strength of the idea has been lost with the current wording</i></p>		<p>Amend design parameter 13 as follows:</p> <p>Although parking provision will vary with the type of new development proposed, for development which is set back from the footway, the provision of <u>off-road parking areas in front gardens within the curtilage of the dwelling</u> would be welcomed;</p> <p>Insert text after paragraph 12.3:</p> <p><u>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 AONB², 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.</u></p>
Policy C9	<p><i>Broadly support the principles of the policy subject to updating the reference from ‘Building for Life’ to ‘Building for a Healthy Life’.</i></p>	Homes England	<p>The policy refers to the government endorsed guidance produced by the Design Council. ‘Building for a healthy life’ appears just to be Homes England’s update to the document.</p>

² https://www.northwessexdowns.org.uk/uploads/Dark%20Skies/Leaflet_MEDRES.pdf

			No change made.
Figure 5	Absolute casings is in the wrong location – it is shown at Apple Pie Farm.	Local Resident	Map amended as necessary.
Policy C10	<i>Emerging draft LPR policy DC32 (Supporting the Rural Economy) has regard to proposals for the diversification of existing agricultural and other land based rural businesses, including through re-use or adaptation. The existing Local Plan does cover the rural economy (in Core Strategy policy CS10), but not in as much detail as policy DC32. The NDP group may want to review whether policy C10 is required when the LPR is adopted.</i>	West Berkshire District Council	Response noted, no change required.
Policy C10	<i>Criteria a) – we consider that it is inappropriate to stipulate the consideration of potential tourism use. Whilst ‘alternative uses, potentially including tourism’ might be appropriate, not all existing employment uses will have the potential to convert to tourism use and as such the policy will place an inappropriate stipulation on potential change of use applications. Criteria b) – unnecessary as replicates principles established within wider planning practice.</i>	Homes England	<p>The policy seeks to clarify that tourism should be included within the consideration of potential employment uses prior to any residential re-use.</p> <p>The appropriateness of any tourism use should be demonstrated as part of the evaluation of alternative uses.</p> <p>Amend plan at Policy C10 as follows:</p> <p>... The redevelopment of existing employment sites, for an alternative use will only be permitted when the following criteria are met:</p> <p>a) It is demonstrated that every reasonable attempt has been made to secure employment <u>alternative non-residential employment</u> use (including tourism use);</p>
Paragraph 13.8	<i>Suggests a period of 6 months marketing of redundant buildings, whereas the Community section suggests a period of 12 months marketing. While the</i>	Local Resident	Amend plan to ensure consistency in time-scales. Amend text at paragraph 14.5 as follows:

	<i>inconsistency maybe deliberate it might suggest less importance on retaining one over the other.</i>	 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 6 months.
Policy C11	<i>HSA DPD policy HSA23 identifies that the site will be comprehensively redeveloped delivering a residential led mixed-use scheme with a mix of, amongst others, employment floorspace. There does not appear to have been any discussions with the landowner about the provision of a business hub. This policy may need to be revised if the landowner submits representations on the pre-submission version of the NDP.</i>	West Berkshire District Council	<p>Attempts were made by the Steering Group to liaise with Homes England, and while unsuccessful, the HSAP policy requires a certain amount of employment space to be retained on the site. Policy C11 seeks to define what this employment use should be.</p> <p>The Steering Group have engaged with two separate operators of Business Hubs in the local area, and a technical note (at Appendix 12 of the Consultation Statement) has been prepared. The note demonstrates the demand for small scale business spaces and office desks and confirms the interest of both operators to take on the management of a new business hub if it were to come forward at the Pirbright Site.</p> <p>Amend Plan to insert text after paragraph 3.10 as follows:</p> <p><u>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.</u></p> <p><u>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</u></p>

			<u>confirmed their interest in taking on a business hub in Compton as a commercial operation should the opportunity become available.</u>
Policy C11	<i>Homes England support the principle of redeveloping the former Pirbright Institute site as a mixed-use development; the submitted planning application demonstrates this. However, as worded, Policy C11 is overly restrictive for a number of reasons. Firstly, it places unreasonable restrictions/requirements on the use/type/size of employment floorspace to be provided. Secondly, reference to the re-use of existing buildings is inappropriate given the previous use of those buildings and the recognised importance (noted elsewhere within the draft NP e.g. para 9.14) to undertake full demolition and remediation prior to redevelopment. In simple terms, the demolition and remediation of some buildings and their immediate surroundings, whilst retaining others, is impractical and risks contamination remaining on site.</i>	Homes England	<p>The Commercial market report by Cushman and Wakefield, submitted in support of the Pirbright application confirms that any employment demand for the site is ‘likely to be for small bespoke spaces and uses’ with west Berkshire as a whole having a demand for ‘relatively small units’. The policy therefore supports such demand, in a location where small-scale office or light industrial employment use is considered most appropriate.</p> <p>It is not stated anywhere in the neighbourhood plan that full demolition is recognised as being important. The policy seeks to retain buildings where possible however it is recognised there may be reasons why this is not possible, and the policy seeks justification of this. From the information submitted as part of the live application it appears that the proposed employment floorspace does not fall within a contamination hotspot.</p> <p>No change made.</p>
Policy C11	<i>We could suggest that the business hub is not just for those wishing to start and grow business, but also for those currently running businesses from home or working from home with limited office space and who would benefit from a place where they could rent office space, meeting rooms, take a coffee break/have lunch and interact and meet with other business people in a communal space, exchange ideas/knowledge. This kind of executive suite/virtual office could also be a resource that the school uses for their students to gain work experience etc. The FTP (fibre to premises) offered by Gigaclear to the village would provide the necessary super fast highway. The</i>	Local Resident	<p>Amend text at Policy C11 as follows to reflect changes to the Use Classes Order:</p> <p>The redevelopment of the Pirbright Site shall provide an enterprise hub for a range of small-scale employment floorspace for Use Classes B1(a), B1(b) and B1(c) business use, including as offices, research and development space, and light industry, aimed at for 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.</p>

	<p><i>“hub” could also become a centre of excellence, a socially interactive space where talks/events/courses can take place. It could also provide a centre for ongoing learning for all ages within the community.</i></p> <p><i>Then these premises would be of benefit to all the community, not just the few. And provide a link between business, education and community.</i></p>		<p>Amend text at paragraph 13.10 as follows:</p> <p>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 <u>use as offices, research and development space and light industry</u>²⁸ Use Classes B1a (offices), B1(b) (research and development) and B1(c) (light industry). 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.</p> <p>²⁸ <u>Uses formally identified under Use Class B1a (offices), B1(b) (research and development) and B1(c) (light industry).</u></p> <p><u>See comments above regarding business hub.</u></p>
Policy C12	<p><i>We are pleased to note that the NDP aims to ensure Compton is well supported with sports, social and education facilities for all age groups. We were founded in 1947 and until this year, have put on performances for the village every year since then. We wish to continue to provide entertainment for the</i></p>	The Compton Players	<p>Response noted, no change required.</p>

	<i>village and surrounding areas for many years to come, and indeed to extend our membership and support base. We feel improved facilities would go some way to realising this. As mentioned in the support documentation, we have limited storage facilities, and the idea of a new village hub is exciting.</i>		
Chapter 14	<i>An "amenity hub" is a good idea; while we have a good pub, some non-pub facility such as a cafe may be appropriate. I support the plans to retain the hostel site north of the cricket pitch. I would like to highlight the need for a larger shop with at least 140 new homes planned. The current shop owners have done a wonderful job of maintaining and improving our village, with its post office. Any plans should perhaps include the present owners.</i>	Local Resident	Response noted, no change required.
Policy C12	<i>I am concerned that there may be a loss of community facilities in the plans for the Pirbright site and there appears to be no growth of provision either when it is an ideal opportunity for social cohesion in the parish in the future.</i>	Local Resident	The NDP seeks to ensure retention of the facilities on the site.
Policy C13	<i>This is more of an aspiration than a policy. The cricket ground is covered off by proposal to make it a Local Green Space designation so has other protection in theory and probably does not need to be included in here. Does the Parish Council have any involvement in the running of the nursery or the pub? Assuming they are in private ownership and the landowner is willing to transfer as part of a S106 then this makes sense to do if the requirement to do so is deemed compliant with the CIL Reg 122 / NPPF tests, ie. necessary to make the development acceptable etc. If not, then</i>	West Berkshire District Council	<p>A technical note has been prepared in cooperation with the operator of the Compton Pre-school, demonstrating the demand for a new and larger space, as well as confirming their keen interest in taking on the building if it becomes available. This note can be found at Appendix 11 of the Consultation Statement.</p> <p>The means of delivery of transfer, and financial implications are something to be determined at a later stage, however the wording of the policy has been strengthened to encourage the transfer of the buildings in a refurbished state so as to allow the potential operators better opportunity to take on the buildings.</p>

	<p><i>policy will not be enforceable in which case the policy should be removed.</i></p>	<p>Amend plan at policy C13 as follows:</p> <p>The following existing buildings at the site (as identified on the Figure 7 below) should be protected <u>and delivered</u> for future community provision and secured with transfer to community ownership through a Section 106 Legal Agreement:</p> <ul style="list-style-type: none"> • ‘The Piglets Day Nursery’ on the Pirbright Site land should be retained, renovated and enhanced for community use as a Pre School for Compton; • ‘The Pickled Pig’ and associated changing room complex should be retained, <u>renovated</u> and enhanced for community use as part of a village sports and recreation hub; • 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. <p>Amend plan to insert text after para 14.7 as follows:</p> <p>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</p>
--	--	--

			<p>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.</p> <p>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.</p>
Policy C13	<p><i>It is not considered appropriate for the draft NP to place such tight requirements on the possible reuse and reopening of facilities, in particular the nursery. As drafted, there is no consideration of how such facilities would be funding or operated and it is both unreasonable and unrealistic to expect redevelopment of the site with such constraints.</i></p> <p><i>With regard to the cricket ground, the current planning application proposes the retention with scope for re-opening and adoption as formal public open space for the wider community.</i></p>	Homes England	See comments above.
Policy C14	<p><i>This policy largely repeats paragraph 97 of the NPPF as well as parts of Core Strategy policy CS18 (Green Infrastructure). It also repeats emerging draft LPR policy SP10 (Green Infrastructure).</i></p>	West Berkshire District Council	<p>NDP policy C14 adds additional criteria to higher level policy for assessing the acceptability of proposals which involve the loss of green space and recreational facilities that of importance to the community.</p> <p>No change made.</p>
Policy C14	<p><i>I believe there are national plans to ensure the provision of more open green spaces within new developments so hopefully this will happen and there will be protection for existing green sites as outlined.</i></p>	Local Resident	Response noted, no change required.

Compton Pre-Submission Draft Plan Consultation Report

Policy C15	<i>The designation of Public Rights of Way are not made through the development plan process. The policy should be re-worded to refer to footpaths.</i>	West Berkshire District Council	<p>Amend text at Policy C15 as follows:</p> <p>The creation of new Public Rights of Way footpaths at new development sites, which increase connectivity throughout the village, will be supported.</p> <p>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.</p>
Policy C15	<i>Where appropriate to the site, Homes England supports this principle subject to appropriate consideration, on each case, in respect of adoption. The application for the Pirbright Institute site proposes to improve cross site connections, linking existing public rights of way.</i>	Homes England	Response noted, no change required.
Policy C16	<p><i>To support the NDP, a topic paper has been produced which explains how the Local Green Spaces have been identified.</i></p> <p><i>All seven spaces are within the village of Compton which is the main populated area of the Parish and can therefore be seen to serve the local community. They are also all within walking distance to those who live in the village. There is no definition of extensive tract of land in national planning policy and guidance. All of the seven areas proposed for designation are of a modest size.</i></p> <p><i>The topic paper sets out that the spaces are demonstrably special to the local community because two are recreation grounds and a further two are allotments. The remaining three spaces are identified as being special because they are used informally for</i></p>	West Berkshire District Council	Response noted, no change required.

Compton Pre-Submission Draft Plan Consultation Report

	<i>recreation, support wildlife, and help to preserve the rural and open character of the areas they lie within. WBDC concurs with the assessment in the topic paper. It would however be useful for the topic paper to be updated following the consultation to include the communities' views of these spaces.</i>		
Policy C16	<i>Homes England support the principle of retaining the cricket ground at the former Pirbright Institute. This is a feature of the current planning application.</i>	Homes England	Response noted, no change required.
Policy C16	<i>The green space working group made good strong points regarding the listed spaces which included the Pirbright space and the need to interconnect through the site to remain after the development being important. The inclusion of the cricket pitch as a green space needs to remain not developed to keep the edge of the village softer as it is currently. The strongest case to prevent the over development of the site - despite the Governments wish - is required to keep the development from significantly altering the feel of Compton.</i>	Local Resident	Response noted, no change required.
Policy C17	<i>Policy SP11 of the draft emerging LPR requires that development proposals include a minimum 10% net gain for biodiversity. The NDP group might want to review policy C17 when the LPR is adopted.</i>	West Berkshire District Council	Response noted, no change required.
Policy C17	<i>Homes England support the principle of the policy. We welcome the policy not establishing a set measured target (this is more appropriate at Local Plan/National level where an appropriate 'credits' system can be established). The current planning application for the Pirbright Institute site identifies a net gain in biodiversity both in terms of available green space and improvements</i>	Homes England	Response noted, no change required.

	<i>to the existing spaces/features. The principles of a landscape-led approach are supported.</i>		
Policy C17	<p><i>I fully support all suggestions. I would encourage any final plan to specify enhancing and restoring wildlife areas - as well as items mentioned (such as bird and bat boxes), I would suggest specifying -</i></p> <ul style="list-style-type: none"> <i>• enhancing wet areas below the sewage ponds, especially for amphibians (a healthy population in the village!)</i> <i>• restoring and increasing woodland areas</i> <i>• restoring and maintaining hedgerows and shrub areas.</i> <i>• providing wildlife habitats - I commend the mixed feed-plant areas put in around the village by Dyson-Beeswax.</i> 	Local Resident – Jonathan Parker	<p>Amend text at paragraph 16.15 as follows:</p> <p>Methods of achieving biodiversity net gain could also involve local actions <u>including, but not limited to, the following:</u></p> <ul style="list-style-type: none"> • <u>by</u> enhancement and creation of hedgerows; • <u>sensitively</u> design lighting to avoid <u>shining light spill and glare</u> 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; • <u>enhancing wet areas below the sewage ponds, especially for amphibians;</u> • <u>restoring and increasing woodland areas; and</u> • <u>restoring and maintaining hedgerows and shrub areas.</u>
Policy C18	<p><i>It is not necessary to repeat existing Local Plan policy as the NDP will form part of the development plan which is read as a whole. Duplication is therefore unnecessary, and potentially confusing for applicants and members of the public. All development would be required to meet the adopted Core Strategy policy in any case (and policy SP6 following the adoption of the LPR). The Council has an adopted Sustainable Drainage Systems (SuDS) Supplementary Planning Document (SPD) which supports Core Strategy CS16 by providing guidance on the approach that should be taken to SuDS in new developments in West Berkshire. Such a policy only needs to be included as a policy if additional information is required (eg. SuDS/maintenance of Greenfield run-off rates, etc).</i></p>	West Berkshire District Council	<p>Flooding is a key concern of the community and so it is considered appropriate for the policy to be retained.</p>

Policy C18	<i>Off-road all-weather cycle routes should be improved in the area; I consider this is especially important for the route to and from the Harwell Science Park area, and to Upton village (with its excellent connections to Didcot), as well as other neighbouring villages. Such improvement would enhance Compton as an area for housing with employment, contribute to reduction of car-miles and help encourage healthy life styles. It would also enhance recreational opportunities. Churn Road needs some permanent surface as with the heavy farm vehicle usage it quickly becomes pot-holed and treacherous for bicycles. Beeswax Dyson has made good improvements but not with a permanent surface. Ilsley Road (between Compton and East Ilsley) is too dangerous for cycling, especially for children.</i>	Local Resident	<p>Amend text at policy C19 as follows:</p> <p>New development should integrate with the current green infrastructure network and provide <u>good</u> access to public transport.</p>
Policy C22	<i>There is no need to repeat existing Local Plan policy as the NDP will form part of the development plan which is read as a whole. Duplication is therefore unnecessary, and potentially confusing for applicants and members of the public. All development would be required to meet the adopted HSA DPD policy in any case. The emerging draft LPR includes a parking standards policy</i>	West Berkshire District Council	<p>Amend text at policy C22 as follows:</p> <p>New development in the Parish must meet the <u>adopted</u> parking standards as set out in Policy P1 of the West Berkshire Development Plan Housing Site Allocations DPD for Zone 3. Where it can be identified that these standards are not sufficient, then further provision must be made. All new parking should be provided off-street unless an essential justification can be demonstrated.</p>
Policy C22	<i>I think the reference to larger dwellings is a red herring. The larger houses generally are apportioned drives and garages. It is more likely that the pressure on vehicle parking spaces will come from smaller dwellings with the same number of cars as the larger houses (both probably having 2 working adults), but no space between dwellings and no off-road parking spaces. Pressure will be on vehicle parking spaces, no matter what the size of the dwelling. I think this should be rewritten to emphasise the need for</i>	Local Resident	<p>Amend text at paragraph 17.4 to remove reference to larger homes:</p> <p>17.14. The NDP encourages development of some large family homes, which have been found to be needed within the Parish. Given the existing parking problems within the area, as described above and in section 4.5 of the Evidence Report, development of these larger 3-5-bedroom dwellings <u>new homes within the village</u> will increase pressure on vehicle parking spaces, and as such an adequate provision of parking spaces within any new development is required. This policy</p>

	<i>sufficient off-road parking and communal parking areas for ALL dwellings for the very reason that almost everyone in the village will travel by car.</i>		therefore seeks to reinforce Policy P1 of the HSADPD, <u>which outlines the Council's parking standards.</u>
Policy C23	<i>There is not just CIL – there are planning obligations and other mechanisms too. It appears that what the Parish Council wanted to do in this policy is set out priorities for spend. Could the policy be renamed 'Infrastructure Priorities'? The first line of the policy reads more as context and could be moved to the 'Justification of C23'. The start of the policy could therefore read: 'The following are Parish priority projects'</i>	West Berkshire District Council	Amend Plan at Policy C23 as follows: C23: Infrastructure Requirements <u>Priorities</u> Qualifying development proposals should contribute to achieving the objectives in the Neighbourhood Plan through Community Infrastructure Levy (CIL) financial contributions made in accordance with West Berkshires CIL schedule, planning obligations or other relevant mechanisms.
Section 20	<i>Whilst this section mentions delivery and monitoring, throughout the document you need to make it clear how each policy will be monitored to see how it is working. It should set out how the parish council will monitor the delivery and implementation of each policy.</i>	West Berkshire District Council	The principal of including an overall section on monitoring was considered acceptable in the Stratfield Mortimer NDP which was considered sound by the examining inspector and Made by the Council in 2017.
Issues Report			
General	<i>This will need to be updated to reflect the emerging draft West Berkshire Local Plan Review to 2037, which was published for consultation on 11 December 2020. The document mentions the CCB Report, however this report should be published in full.</i>	West Berkshire District Council	Evidence report updated to reflect emerging LPR. CCB Housing Needs Report appended to Evidence report.
Pg. 7 Parag 4.1.10	<i>I see this as critical in terms of maintaining local younger members of the community who wish to remain within the village. Without this provision which must not be allowed to fall to the 'not financial viable' and sacrificed. Compton needs to retain its core of people who live and work locally, I for example work in Thatcham but now would struggle to purchase our house.</i>	Local Resident	Response noted, no change required.

18. Appendix 11: Pre School Technical Note January 2021

1. Introduction

This technical note is clarification regarding queries raised by West Berkshire District Council and Homes England to Policy C13 in the Compton Neighbourhood Development Plan (NDP) Draft Report. These were raised as part of the statutory Regulation 14 Consultation.

This report has been written by the Steering Group in collaboration with the operator of the Compton Pre-School.

2. Pre School Needs to 2037

The Pre-School and NDP have undertaken a comprehensive analysis of the existing facility at the Village Hall and, by comparison, the unused 'Piglets' Day Nursery which is part of the 'Hostel' complex at the empty Pirbright Site. Table 1 below gives full details of this comparison.

The maximum occupancy of the existing facility is calculated at c24 children, which is a complex calculation based on three factors - number of attendees, floor space and funding. Current capacity (including those about to start) is at 85%, which is about the norm year on year. This means at any one time there is normally capacity for an extra 3-4 children. There are two intakes per year and virtually all 'leavers' enter the Infants school at Compton. The current Preschool management has been in place 4 years and some staff have many years' experience of the Compton Pre-School, so these figures appear to be consistent and validated.

Taking an average of current children intake to number of dwellings in Compton, a further 140 houses on the Pirbright is estimated to generate in the region of 11 additional children per year for the Pre-School. Given the nature of housing proposed at the site (ie family-orientated), there may be a stronger bias towards families with young children, hence more than eleven per year.

The estimate of 11 additional children per year would result in an increased supply of 34 children per year for a 24-place Pre-School, in other words, potentially around 41% oversubscribed on a permanent basis.

Regarding a community perspective, virtually all children enter the Compton Infants School when they move on. This not only promotes excellent community cohesion, but is a critical issue for families with children at both the Pre-School and the Infants School. Therefore having capacity for pre-school children in Compton is a huge community asset. Indeed, the Pre-School recently celebrated its 50th anniversary and some of its staff were originally Pre-School children, so the positive impact on the village cannot be overstated.

The proposed increase in housing in Compton as a result of the HSA23 housing allocation at the Pirbright site will result in major and permanent over-subscription for the Pre-School. This is highly likely to generate difficult logistical and social disruption issues for the village. It is noted that this scenario is based on the policy requirement for 140 additional houses, and could be much more extreme in the case of the current outline planning application (ref: 20/01336/OUTMAJ) by Homes England which proposes up to 250 houses.

3. Alternative Scenarios

Three scenarios for the future have been considered by the NDP regarding the Pre-School:-

3.1. Retain the Pre-School on its existing site. There is no further space to develop the pre-school, so this alternative does not address the long-term need for space for expansion. It does, however, provide a regular and stable income for the current village hall.

3.2. Make the case for relocating to the unused Piglet's Nursery. This scenario would effectively resolve the issue for the village through to 2037 and probably beyond. The number of places required would be met, as it is expected that up to 40 children could be accommodated. Also, the community aspects of the village would also be served. The site also has the advantage of being able to provide the requisite secure external activities space for the Pre-School as it is next to land (the Cricket Pitch) which is to be designated as Local Green Space. However, the financial arrangements for running, repairs etc would need to be considered. This option also offers a wider range of facilities and flexibility of operation in line with increased numbers, which is an important aspect to comply with regulatory requirements.

3.3. Demolish the Piglets Nursery area as part of the site demolition but allow the village to retain some of its land for a future new build. This would be a longer-term project and reliant on a project/fundraising campaign, but land next to the cricket pitch would need to be identified and secured for this purpose, thereby retaining this prime community space in the village.

4. NDP Approach

It was considered by the Steering Group and Pre-School that the most appropriate and achievable approach would be 3.2 as above. This was due to the merits of the argument for a long-term solution to 2037 plus the potential re-use of the existing purpose-built facility.

The NDP as a whole seeks the re-use of existing buildings in the Pirbright complex, where possible, for business use, other community activities and housing (through the retention of the Hostel building for example). Thus, many different solutions can be offered for identified village needs along the same principles used for the Pre-School. A pragmatic approach would be to look at how a part of this Hostel complex and existing nursey building may be efficiently used for all or some of these purposes, thus minimising the spread of the buildings to be retained footprint of land whilst creating a community 'hub' for the Compton village of the future.

5. Conclusion

The staff of the Pre-School are highly competent and the management well versed in both sets of premises under discussion (Village Hall and Piglets Nursery). They are positive about the mechanics of switching the operation from the Village Hall to Piglets Nursery. It is noted that the financial and related circumstances would clearly need to be clarified and conducive to doing so, however the operator has expressed a keen interest to take on the building as their new nursery premises.

Table 1: Comparison of Compton Existing Pre-School and the Unused Piglets Nursery

Facility	Piglets Day Nursery	Compton Pre-school
Main playroom	16 place pre-school rooms with access to garden	One room up to 24 children all ages/abilities together – Not possible to move SEN children away from noise and therefore require dedicated

Facility	Piglets Day Nursery	Compton Pre-school
		member of staff. Access to garden through single entrance/exit
Second playroom	12 place toddler room	No
Babies room	12 place baby room with kitchenette	No
Children's Toilets	4	1
Staff Toilet	Yes	In Village Hall itself
Kitchen Area	Designated area	Sink / kettle within room which children must be kept away from. Staff prepare mid-morning snack. Children eat pack lunches at same tables as play.
Disabled Access	Yes	No
Staff room	Yes	No
Utility room	Yes	No
Nappy changing facility	Yes	No -children changed on floor with other toddlers around.
Entrance Hall & Cloak hanging spaces	Yes – help keeps heat inside where children are	No – One way in/out straight into playroom. Heat escapes each time door opens. Cloaks are on wheelable rack that is moved in/outside at start/end of day to save space.
Heating	Underfloor heating	Only one radiator run from Hall boiler. Additional Electric noisy wall and blow heater. Large windows and high ceiling make it difficult to maintain temperature in winter.
Garden / Outside	Good fairly level garden and soft play area.	Limited space – a combination of grass, rubber and hard landscaping. Mound in garden which regularly attracts mining bees in summer rendering it out of bounds. Covered shelter (open at sides) which leaks houses coats while children in playroom.
Storage space	Plenty of storage space inside and outside Shed.	Inadequate. Limited storage space inside – using children's playhouse and shed which are damp resulting in equipment developing mould.
Office	Yes	No
Lunch space	?	Eat in same space and at same tables as play.
Wall space	Yes	Limited space to display artwork
Ofsted required Lock down space – safe space where children can be moved to away from doors and windows.	Yes	No

Facility	Piglets Day Nursery	Compton Pre-school
GDPR Compliant	Yes	No – Compton Players (Amateur Dramatics society) require access through playgroup to set up lighting equipment when putting on performances/rehearsals.
Car parking	Yes – dedicated	Public car parking used by Downs school pupils. Occasionally reported incidents of drivers doing wheelies and smoking substances in car park to Downs school. Risk to parents and children collecting from pre-school.

19. Appendix 12: Business Hub Technical Note March 2021

Introduction

This technical note has been prepared following comments raised by West Berkshire District Council and Homes England to Policy C11 in the Draft Compton Neighbourhood Development Plan (NDP). The note has been written following conversations between the Business and Employment Working Group and the operators of two local business hubs.

A Business Hub is a Shared Workspace and Business Support office environment for the self-employed, freelancer and homeworker. In Berkshire and Hampshire there are two local Business Hubs, the Rural Business Hub in Hurstbourne Tarrant, southwest of Newbury, and the Good Life Hub in Hampstead Norreys just 4km south of Compton. Members of the Steering Group approached the operators of both these hubs to determine the recent demand and interest in expanding. The results of each conversation are outlined below.

Rural Business Hub, Hurstbourne Tarrant, Hampshire – meeting on 15th March 2021

The Rural Business Hub (RBH) was established in The Old Post Office at Hurstbourne Tarrant just before COVID struck in 2020. The first clients were mainly self-employed, but over the last year that has changed to corporate employees who are now working from home but want to use a communal space some days of the week– they miss the social aspect of an office, wish to network and want to work away from their own homes.

Originally, the RBH had space for eight individuals but in order to accommodate recent demand, extra space has been added in the form of self-contained pods in the car park. The meeting room has also been split in order to create more desk space. Despite this increase in capacity, there is still a waiting list for workers wishing to use the space.

The operator is very confident that this strong demand will continue moving forward. Once post-COVID normality returns, it is thought that the clients will be a mix of self-employed and corporate employees wanting to work on a flexible basis.

The operator recommends using a building of at least 1000sq ft, with the ancillary requirements (i.e. kitchen, loo, meeting room). If there is access to a larger building, she recommends setting up facilities for shared outlets (such as crafts or small businesses) as there has been many requests along these lines.

In terms of running costs, the operator aims for £24/£30 gross revenue per sq ft, and works her budget plans around 80 per cent occupancy. Her overheads are approximately £5.50/£6.50 per sq ft.

Given the recent demand and success of the current business, the operator of the RBH has confirmed that she would be very interested if approached to discuss running a business hub in Compton.

The Good Life Hub, Hampstead Norreys, Berkshire – meeting on 17th March 2021

The Good Life Business Hub has taken over the ground floor space in the new barn being built behind the Hampstead Norreys community shop. The objective of the business is to provide co-working space for local business and individuals. It comprises open plan hot desking, a meeting room, a training/workshop room and other chill-out space. It does not provide private offices. The space has all been let and opens in May 2021. There will also be the opportunity for people to hire the space and run workshops and training courses.

When marketing the space, the operator found there was demand for private office space as well as craft workshops, from jewellers and interior designers. Her business model does not cater for these. She found many people did not want to locate their business in Newbury due to rental costs and the quality of the accommodation available.

Part of the business plan also made reference to the symbiotic relationship her business would have with other businesses in the village. The Good Life Hub would bring in people who would not normally visit the village and spend money there, with the shop, pub, hairdresser, café, etc. The plan made reference to the farm once being the economic centre of the village and the Good Life Hub continuing this legacy. The same could be applied to the institute.

Since being marketed, the Good Life Hub has had more demand than they could currently cater for, together with demand for facilities she wasn't able to offer. It is understood that post Covid, the demand for co-working space in rural communities that have already have good infrastructure and transport links will only increase. The operator has expressed a keen interest in the principle of running a business hub on the institute site if the opportunity presented itself.

Conclusion

These discussions have shown that there are two viable models of a Rural Business Hub in the local area. The operators of both hubs have seen very high levels of demand for the spaces they are offering, a demand that exceeds their current capacity. Both operators have indicated that if the opportunity presented itself in the future, they would be very interested in managing such a facility in Compton.