



Compton's NDP statement

HE's Pirbright Planning Application



HOW TO FORMALLY COMMENT ON THE HOMES ENGLAND PIRBRIGHT PLANNING APPLICATION

The Compton Neighbourhood Development Plan (NDP) Steering Committee has, for the last 30 months, been preparing a development plan for the village through to 2036.

Our endeavour is to represent a majority community view of future development, based on the widest possible consultation and evidence gathering, in the key areas of housing, facilities, business, infrastructure, education, environment, roads and transport whilst protecting Compton's rural setting.

The NDP evidence supports the development of the Pirbright site in line with WBDC's recommendation in its Supplementary Planning Document (September 2013) for a residentially led and mixed development of 140 dwellings to include work and recreational space. We reiterated this support in an Interim Policy Statement on Pirbright (September 2019).

Whilst 140 houses would be a substantial increase in housing in the village, expected to produce about a 20 per cent increase in population (340), the NDP considers it to be reasonable, balanced and importantly represents the community's majority view.

However, the recent HE outline planning application applies for up to 250 dwellings – about a 38 per cent increase in housing and an expected 600 increase in population. The NDP evidence's view is that this proposed number of houses is in excess of that appropriate for the village. This expansion will not be manageable, will have serious negative consequences in the key areas of future development mentioned above, and the loss of many of the aspects of Compton village life valued by its residents.

HE at an open village meeting earlier this year justified this 250 number, saying it was necessary to recoup the costs of the Pirbright site's decontamination and remediation. Such costs, yet to be quantified, would fall to a developer purchasing the land.

The NDP Steering Group does not believe that this is a justifiable approach – in effect passing these costs onto the village by HE's proposed increased number of houses. The site, under several guises, has been a government-owned facility since 1937 and the NDP's view is 'the polluter pays'.

Should the Parish Council object to the application, the NDP would support the Parish Council's position.

The planning application process invites individuals in the village to comment directly to WBDC as described on the front of this document within 21 days of the posting of the orange notification notices.

This leaflet is designed to assist you with this process. Copies of the SPD, the NDP's Interim Statement as well as our current draft NDP plan may be found on our website: www.comptonndp.org.uk and facebook page.

Homes England (HE) has submitted its outline planning application for development of its Pirbright site, reference 20/01336/OUTMAJ

It is for a residential development of up to 250 homes and can be viewed on West Berkshire District Council's (WBDC) web page

<https://publicaccess.westberks.gov.uk/online-applications/>

WBDC's Pirbright Supplementary Planning Document and Compton's Neighbourhood Development Plan (NDP) Interim Policy Statement recommended a **residentially led development of approximately 140 homes**, including employment and green spaces. Also recommended was to return the northern boundary to nature.

YOU CAN COMMENT ON A PLANNING APPLICATION IN ONE OF THREE WAYS

1. EMAIL >>> planapps@westberks.gov.uk
2. LETTER >> Head of Development & Planning, Council Offices, Market Street, Newbury, RG14 5LD
3. ONLINE >> using WBDC's Public Access system

For more info go to: <https://info.westberks.gov.uk/representations>

- The Compton NDP team encourages you to submit your comments to WBDC
- This needs to be done within 21 days after the planning notices are put up on site
- When known the NDP will ensure the comment deadline date is circulated

FURTHER:

1. Ensure you include the application's reference number 20/01336/OUTMAJ in all communication
2. The entire content of your communication including your name will be published on the WBDC's website with all of the site's planning documentation, unless you request your details are withheld
3. See details regarding use of your personal data: www.westberks.gov.uk/personaldata
4. Households should object as individuals and not as one household
5. Note, only "material" considerations are taken into account in determining a planning application: www.planningportal.co.uk/faqs/faq/4/what_are_material_considerations

FROM COMPTON'S NDP If you need further assistance, please do not hesitate to get in touch via the website www.comptonndp.org.uk, or ask someone to do so on your behalf

HE Proposal

- Complete demolition of the site
- 250 houses (600 people, 38% increase)
- Residential only development
- 12 affordable homes for local residents
- 30% affordable homes
- Develop the northern zone of the site
- Urban led development

Compton NDP Policies

- Certain buildings should be refurbished / retained
- 140 houses (340 people, 20% increase)
- Residential-led with new business & community facilities
- 12 affordable homes for local residents
- 30% affordable homes
- Return the northern zone to nature in line with the SPD
- Need to conserve and enhance landscape



Compton's vision for the Pirbright site

- Great opportunity for the village
- One place for all new allocated housing in the village
- Rural and "green-led" development
- Mixed development, with an enterprise hub for employment, business and community use
- Bio-diversity in an area of AONB
- Local living for villagers
- Integrated into village with well-designed housing and buildings