

Pirbright Institute site, Compton

Supplementary Planning Document

September 2013



Pirbright Institute site, Compton Supplementary Planning Document

Contents

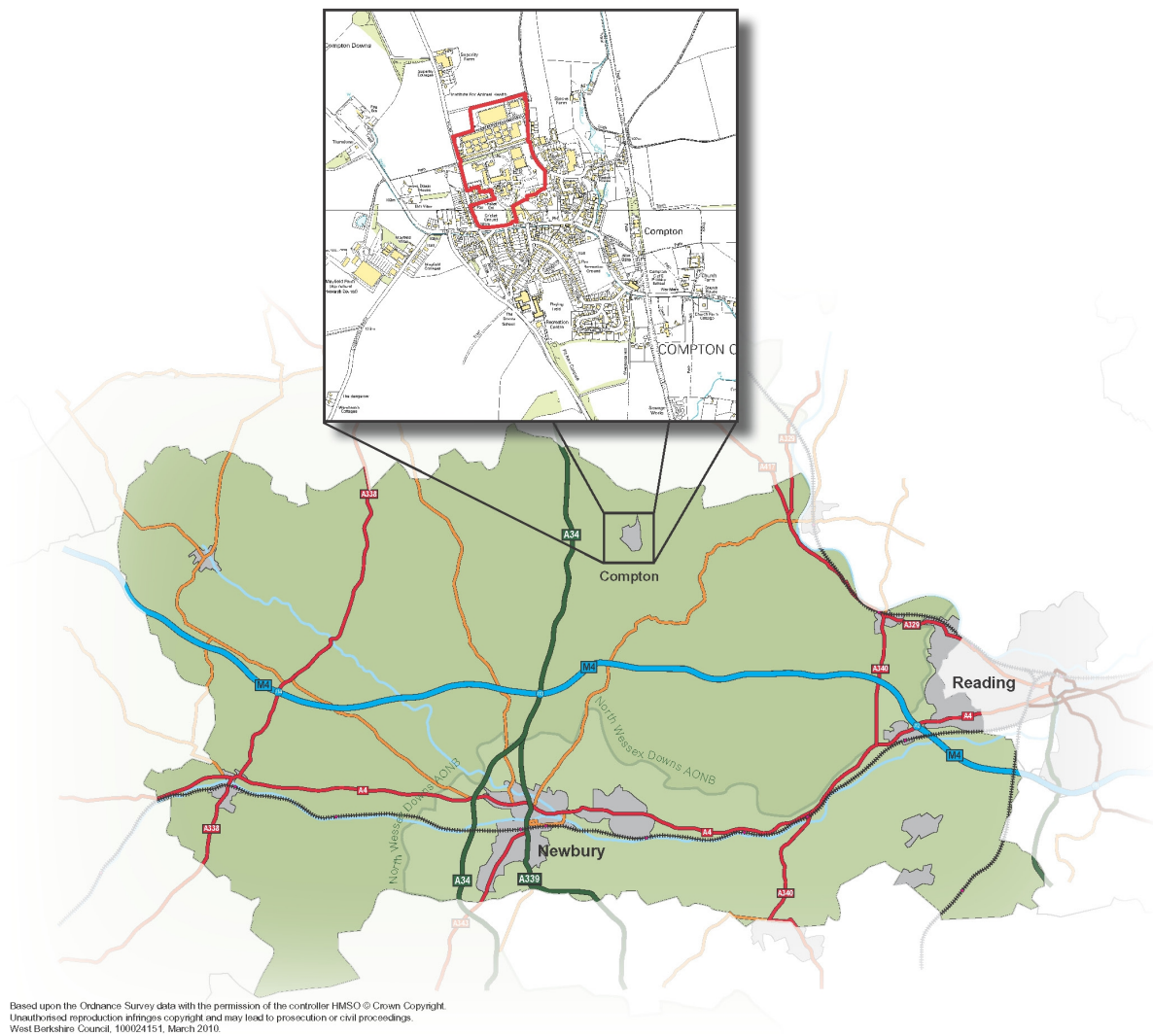
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1 Introduction

Background

1.1 This Supplementary Planning Document (SPD) sets out West Berkshire Council's planning guidance for the Pirbright Institute site⁽¹⁾ in Compton (the Site or the Institute) should the site be redeveloped in the future.

Figure 1 Location of the site within West Berkshire and the village of Compton



1 The site was formerly known as the Institute for Animal Health (IAH) site in Compton but was renamed late in the process of preparing this SPD. As a result of this change all documentation relating to this SPD predating June 2013 will refer to the site as the Institute for Animal Health (IAH) and all documentation subsequent to this date will be referred to as the Pirbright Institute site, Compton. The site boundary has not changed and remains as that shown in Figure 2.

1 Introduction

1.2 The village of Compton is located in the northern part of West Berkshire and sits within the North Wessex Downs Area of Outstanding Natural Beauty (AONB). The Institute site lies in a key location on the interface between the northern edge of the village and the open downland. It also provides a key role in defining the character of the High Street and the western approach to the village centre.

1.3 The size and the built form of the site have led to the development area becoming a defining feature of the settlement and a major contributor to the perception that the village is a vibrant economic community. However, the built form has little in common with the surrounding village pattern and much of it is in poor condition. The 15 hectare(ha) brownfield site currently comprises mainly research and agricultural units, along with ancillary office space reflecting the function of the site as a scientific research facility. The buildings vary in age, quality and size, and are spread across the site.

1.4 The Institute delivers applied science focused on infectious diseases of farm animals. This knowledge is used to advance veterinary science, and to enhance the sustainability of livestock farming. In addition to research, the Institute provides diagnostic services for a number of diseases and gives expert advice to the UK government and international agencies.

1.5 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 BBSRC owns the freehold of the Institute site, and also owns much of the surrounding land in and around Compton. This additional land is not within the scope of this SPD.

1.6 The BBSRC intends to consolidate the activities of the Institute onto its site at Pirbright in Surrey, thus leaving the site at Compton vacant. The Institute has occupied the site in Compton since 1942 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 will have a significant impact on not only the village but the community as a whole. It is therefore important that this process is managed effectively, especially in terms of any potential future role and redevelopment of the site.

1.7 This SPD is in the form of a Development Brief, to guide and assist all relevant parties with an interest in the future of the site once the Institute has been vacated. Through this SPD the Council expands upon the existing policy position to guide an appropriate and sensitive approach to any future redevelopment on this brownfield site, which lies within a nationally designated landscape and to set out the opportunities and constraints relating to the site in order to try and maximise the quality of the final development achieved.

Purpose of the SPD

1.8 The purpose of the SPD is to set out the environmental, social and economic objectives relevant to any future redevelopment of the site. The SPD forms a framework to supplement existing planning policies within the Development Plan for West Berkshire⁽²⁾ and guide any future redevelopment of the site which is identified as an opportunity site in the Adopted West Berkshire Core Strategy (2006-2026) July 2012⁽³⁾. Guidance on the mix of uses and design of the site is provided, along with the planning requirements for any future planning applications and the measures to be taken to implement all aspects of any future redevelopment.

2 Development Plan for West Berkshire <http://www.westberks.gov.uk/index.aspx?articleid=3225>

3 West Berkshire Core Strategy (2006-2026) July 2012 <http://www.westberks.gov.uk/index.aspx?articleid=4021>

Introduction 1

1.9 Should the site be redeveloped, our vision and objectives for the site, in accordance with the relevant existing policy base, are:

Vision

The Pirbright Institute site in Compton will be a place that is in harmony with the high environmental quality of this part of the North Wessex Downs Area of Outstanding Natural Beauty; a place which contributes towards a vibrant and balanced rural community in Compton and in which there is great local pride.

Objectives

- To guide the comprehensive redevelopment of the site, delivering a residential-led mixed use scheme whilst recognising the current and future role and function of Compton.
- To ensure future development conserves and enhances the natural beauty of the North Wessex Downs AONB in accordance with its national designation.
- To maximise the provision of affordable housing.
- To ensure the provision of green infrastructure providing an attractive environment to live, work and spend leisure time.
- To ensure future development addresses flood risk from all sources of flooding.
- To ensure future development is of a high standard of design which protects and enhances the local distinctive character of the existing built and historic environment of Compton.
- To ensure the infrastructure needs arising from any future development are met.

Status of the SPD

1.10 The Town and Country Planning (Local Planning) (England) Regulations 2012, in particular Part 5 (Supplementary Planning Documents)⁽⁴⁾, set out the regulations surrounding the production and adoption of an SPD. The National Planning Policy Framework (NPPF)⁽⁵⁾ defines an SPD as ‘documents which add further detail to the policies within the Local Plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design.’ Supplementary Planning Documents prepared in accordance with the planning regulations are a material consideration in planning decisions but are not part of the development plan.

1.11 This SPD (Development Brief) has been prepared by West Berkshire Council in consultation with interested parties and the general public. The SPD was adopted by the Council and will be used in conjunction with the Development Plan, holding significant weight as a material consideration in the determination of any planning application and/or appeal on this site.

4 Town and Country Planning (Local Planning) (England) Regulations 2012 <http://www.legislation.gov.uk/uksi/2012/767/made>

5 National Planning Policy Framework https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/2116950.pdf

1 Introduction

1.12 A Sustainability Appraisal report specifically relating to this SPD was carried out and is available from the Council, together with a Statement of Consultation which summarises the consultation undertaken during the preparation of this document. This SPD incorporates the recommendations of Sustainability Appraisal.

Consultation

1.13 Consultation and stakeholder engagement is a vital part of the production of any planning document. In producing this Supplementary Planning Document (SPD) the Council engaged with the Parish Council, local community, landowners, Ward Member and other key stakeholders to ensure that the views and considerations of those with an interest in the redevelopment and future of the site were taken into account throughout the preparation of the document.

1.14 A workshop was held with the student council at the Downs School in July 2011 and a drop-in consultation event was held in September 2011 in the Compton Swan (a local public house) for all the community to attend ensuring early engagement in the process. In addition, a number of presentations were also carried out to the Parish Council and at the Annual Parish Meetings. The Council also set up a dedicated webpage⁽⁶⁾ as a means of keeping the community informed through every stage of the process.

1.15 Formal consultation on the Draft SPD was undertaken from 15th February to 2nd April 2013. A second drop-in event was held on 5th March 2013 as part of this process.

1.16 The outcomes of all the consultation have been taken into account in preparing the SPD. A Statement of Consultation, setting this out in more detail, accompanies the final document.

2 Policy Context

2.1 The planning policy context for the SPD ranges from the national level to the local level. Other additional relevant guidance to the redevelopment of the Institute site has also been evaluated in this section. Together these form the basis for the Development Framework and Principles.

The Development Plan

2.2 The starting point for all decision-making on planning applications is the Development Plan. Development has to be in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for West Berkshire⁽⁷⁾ (as at June 2013) comprises the West Berkshire Local Plan, made up of the West Berkshire Core Strategy 2006-2026 (adopted July 2012), the Saved Policies of the West Berkshire District Local Plan (Saved Policies 2007), the Replacement Minerals Local Plan for Berkshire (adopted 1997) and the Waste Local Plan for Berkshire (adopted 1998).

West Berkshire Core Strategy 2006-2026 (adopted July 2012)

2.3 The Core Strategy⁽⁸⁾ is the primary and strategic Development Plan Document which sets out the spatial planning framework for the District. The Pirbright Institute site, Compton SPD supplements the Core Strategy and explains how its policies will apply to any potential redevelopment of the site.

2.4 The Core Strategy designates Compton as a service village within the settlement hierarchy (Policy ADPP1) which means the village has been assessed as being only suitable for limited additional development, due to the level of services available and its rural location⁽⁹⁾. However, the Pirbright Institute site in Compton was identified, through discussions with the agent, as becoming vacant during the Core Strategy period and therefore having potential for future development. It has therefore been identified through the Core Strategy process as an opportunity site (Policy ADPP5) adjacent to the village settlement boundary which could potentially provide a greater level of growth than that normally expected in a service village. The site is located within the AONB where the landscape is managed to conserve and enhance its natural beauty in accordance with its national designation. Policy ADPP5 sets out that the AONB will have appropriate sustainable growth to meet identified local needs and support the local communities and rural economy.

2.5 The Core Strategy also sets out a series of Core Policies which are relevant to this SPD and to any future development at the site.

2.6 Particularly relevant Core Strategy policies for this site are outlined in Appendix 1.

West Berkshire District Local Plan 1991-2006 (Saved Policies 2007)

2.7 The West Berkshire District Local Plan (WBDLP)⁽¹⁰⁾ was adopted in June 2002 and in September 2007 a number of policies were 'saved'. The West Berkshire Core Strategy was adopted on 16 July 2012 and replaced a number of policies within the WBDLP. The remaining WBDLP policies will be replaced by the forthcoming Site Allocations and Delivery Development Plan Document.

2.8 Particularly relevant saved policies of the WBDLP for this site are outlined in Appendix 1.

7 Development Plan for West Berkshire <http://www.westberks.gov.uk/index.aspx?articleid=3225>

8 West Berkshire Core Strategy (2006-2026) July 2012 <http://www.westberks.gov.uk/index.aspx?articleid=4021>

9 A Rural Settlement Hierarchy for West Berkshire <http://www.westberks.gov.uk/index.aspx?articleid=13923>

10 West Berkshire District Local Plan 1991-2002 Saved Policies (2007) <http://www.westberks.gov.uk/index.aspx?articleid=3226>

2 Policy Context

Other Material considerations

National Planning Policy Framework (NPPF) (2012)

2.9 The National Planning Policy Framework (NPPF)⁽¹¹⁾ sets out the aim of the planning system which is to achieve sustainable development. As such planning has an economic role, a social role, and an environmental role, *“Pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people’s quality of life”* (paragraph 9). The NPPF also highlights a *“presumption in favour of sustainable development”*.

2.10 Development at the site will therefore be required to meet the national objectives for sustainable development in the context of its location within a protected landscape. The scale of the site, and its potential contribution to the economic, social and environmental life of the village and the AONB will also require a positive approach to substantially involving the local community in the future of the site. The NPPF (paragraph 17) says that plan-making and decision-taking should *“be genuinely plan-led, empowering local people to shape their surroundings, with succinct local and neighbourhood plans setting out a positive vision for the future of the area. Plans should be kept up-to-date, and be based on joint working and co-operation to address larger than local issues.”*

2.11 The NPPF supports the rural economy (paragraph 28) and sets out that economic growth in rural areas should be supported in order to create jobs and prosperity by taking a positive approach to sustainable new development.

2.12 Through local planning authorities, the NPPF aims (paragraph 50) to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities. In rural areas, local planning authorities should be responsive to local circumstances and plan housing development to reflect local needs, particularly for affordable housing. Housing should be located where it will enhance or maintain the vitality of rural communities.

2.13 The approach to managing flood risk from all sources is set out and states (paragraph 100) that *“inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere.”* Technical guidance on flood risk sets out how the policy should be implemented. A sequential, risk-based approach to the location of development, taking account of the impacts of climate change, should be applied and a site-specific flood risk assessment carried out.

2.14 The NPPF states (paragraph 115) that *“great weight should be given to conserving landscape and scenic beauty in ... Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty....”* Paragraph 116 goes on to say *“Planning permission should be refused for major developments in these designated areas except in exceptional circumstances and where it can be demonstrated they are in the public interest.”* In line with paragraph 116, consideration of any application for redeveloping the site will need to include assessing the need for the development, the impact upon the local economy, the cost and scope for developing elsewhere, or meeting the need in some other way and any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.

2.15 Where a site is affected by contamination (paragraph 120), responsibility for securing a safe development rests with the developer and/or landowner. In determining any redevelopment application, the local planning authority should (paragraph 121) ensure that the site is suitable for its new use taking account of ground conditions and land instability, pollution arising from previous uses and any proposals for mitigation including land remediation or impacts on the natural environment arising from

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that remediation, and after any remediation, as a minimum, the land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990, and that adequate site investigation information is presented.

North Wessex Downs AONB Management Plan 2009-2014 (2009)

2.16 Under the Countryside and Rights of Way (CROW) Act 2000 the Council has a statutory duty to have regard to the conservation and enhancement of the natural beauty of the North Wessex Downs AONB and also to produce a management plan for it. As a statutory document, the Management Plan⁽¹²⁾ is a material consideration in planning decision making and as such its relevant policies and proposals apply to any future redevelopment of the Institute site.

2.17 The AONB is divided into eight landscape types in the Management Plan to reflect the diversity of the area. The village of Compton falls within the Open Downland landscape character type. The overall management requirement is to conserve the character of the Open Downlands with their special sense of remoteness and isolation.

2.18 The Management Plan describes this landscape type as:

“the backbone of the North Wessex Downs as an elevated plateau of the hard Middle and Upper Chalks. The landscape is of open smoothly rounded downland dissected by dry valleys and long sinuous steep scarps, devoid of surface water. Tree cover is limited to occasional linear shelter belts and distinctive beech clumps crowning summits. This is a landscape of panoramic views where the earth meets the sky. The dominant land use is vast sweeping arable fields with small remnant patches of chalk grassland on steeper slopes. Habitation is extremely sparse and limited to scattered farmsteads and race horse stables.”

2.19 The Management Plan (page 29) sets out the special qualities of the AONB as:

- *The sense of remoteness.*
- *All landscapes sensitive to change.*
- *Distinctive and ancient settlement patterns.*
- *Architectural styles vary throughout the AONB, dependent on availability of building materials.*
- *The built environment forms an integral part of local character and distinctiveness and adds to the diversity of the AONB landscape as a whole.*

2.20 The key issues for the AONB (page 63) which will influence potential development at Compton are:

- *Unsympathetic incremental expansion of the settlements of and adjacent to the AONB, detracting from the surrounding countryside.*
- *Potential for major development to intrude onto open downland, threatening the sense of remoteness and tranquillity.*

12 North Wessex Downs AONB Management Plan 2009-2014
[http://www.northwessexdowns.org.uk/wba/nwd-aonb/NWDWebsiteV3.nsf/\\$LUContent/4.4?OpenDocument](http://www.northwessexdowns.org.uk/wba/nwd-aonb/NWDWebsiteV3.nsf/$LUContent/4.4?OpenDocument)

2 Policy Context

- *The future use of redundant brownfield sites within the AONB, and the impact upon landscape.*
- *Lack of knowledge about the implications of light spillage from development in and around the AONB.*

Quality Design - West Berkshire Supplementary Planning Document (SPD) (June 2006)

2.21 The Quality Design SPD⁽¹³⁾ was published to promote higher standards in urban design and provide advice to help implement the Government's commitment to good design. The SPD is relevant to all aspects of the built environment, including the design of buildings and spaces. It specifically aims to improve the design quality and sustainability of development schemes in West Berkshire, and sets out a check list of design and sustainability matters which should be taken into account by developers in preparing their proposals. Parts 1 to 5 of the SPD series are of particular relevance to the potential redevelopment of the Institute site.

2.22 Part 2: Residential Development, of the SPD, sets out in section 1.4 design principles for the relationship of development to the open countryside and landscape setting:

*“Settlement edges in West Berkshire tend to provide glimpsed views of development between mature landscaping with long distance views of key landmarks such as church towers or spires. **New development on sites close to the edge of a settlement will need to demonstrate how the inter-relationship between open countryside and development form is respected.** Particular care and attention should be taken to protect and enhance the North Wessex Downs Area of Outstanding Natural Beauty (AONB) and other protected areas....*

In general, development should be outward facing with a reduction in density on the outer edge of development. The development pattern should visually recede and soften at the edge and provide a harmonious transition using strong structural landscaping. ‘Hard’ edges must be avoided. Such structural landscaping should be the starting point of a development from which the rest of the design flows.

New development should seek to set individual dwellings and clusters of buildings within the dominant landscape setting. Where development is proposed at a settlement edge, an attractive interface and controlled views of individual dwellings or building groups should be created which are carefully designed to fit in with the setting.

- *To create a traditional development edge and sensitive interface with the adjoining countryside the following guidelines should be used;*
- *Building materials should be in tune with the locally distinctive palette identified in paragraph 1.13.1 and 1.13.2 of this document (Quality Design SPD);*
- *Roof forms and building heights should be varied;*

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- *Substantial planting on edges and within development adjacent to the countryside, aiming to soften views and subdivide the urban form into groups of buildings. The use of native species of local provenance is encouraged;*
- *Development boundaries broken up by planting and open space. Further guidance on landscaping, planting and biodiversity can be found in Part 4 of this SPD series, and Part 1 for advice on open space.”*

Compton Parish Plan (April 2005)

2.23 The Parish Plan⁽¹⁴⁾, endorsed by the Council and published in April 2005, helped the community work out the main issues affecting them, and provided a framework for them to produce an action plan.

2.24 The Parish Plan identifies 16 objectives in the Action Plan. Those that are of particular relevance to this SPD are:

- *To provide and/or maintain facilities that enhance village amenities;*
- *Ensure that those with disability can access facilities and amenities;*
- *To ensure that young and old have information concerning, and access to, amenities, facilities and activities relevant to their needs;*
- *To ensure continued provision of these groups (Scouts / Guides);*
- *To provide a clean and safe environment for outdoor recreation and to maintain the village appearance;*
- *Improve pavements and lighting throughout the village;*
- *To ensure controlled and appropriate provision of housing to include social and affordable housing.*
- *To manage the flow of traffic both within and through the village in a safe and environmentally friendly way.*

Compton Village Design Statement (VDS) (October 2005)

2.25 The VDS,⁽¹⁵⁾ adopted by the Council in October 2005, relates to the Parish of Compton and supplements policies in the Development Plan. It is a material consideration in determining planning applications. The VDS concentrates on the design elements of buildings, spaces and the natural environment of the village of Compton together with the rural area surrounding the village. It contains 19 design guidelines for all types of development and these are the key issues which should be considered by developers in order to maintain and/or enhance the character of Compton.

14 Compton Parish Plan <http://www.westberks.gov.uk/index.aspx?articleid=4382>

15 Compton Village Design Statement <http://www.westberks.gov.uk/index.aspx?articleid=4433>

2 Policy Context

2.26 The 19 design guidelines within the October 2005 VDS are:

- *Compton sits on a chalk aquifer and the Pang is a winter-bourne that runs occasionally. Where appropriate new development should have due regard for any rise in the water table.*
- *New developments should retain the historic mix and the interesting character of the village.*
- *Views out to the countryside from the village should be conserved.*
- *The development of commercial units should ensure their design blends in with their surroundings. Roof and wall colour will be particularly important.*
- *The provision of safe links to village facilities for pedestrians, cyclists and other vulnerable users should be considered as part of the design of new development.*
- *Open green spaces, whether private or public, are important elements in the conservation of the rural character of Compton and should make a positive contribution to the public realm.*
- *The pleasant visual character of the street scene should be maintained by new development by avoiding overbearing extensions and inappropriate in-filling which can have a terracing effect.*
- *Corner plots are particularly sensitive. Initial designs should be carefully considered to ensure that the public face of the development makes a positive contribution to the street scene.*
- *New developments, however small, should respect neighbouring properties in scale, siting, style and the use of materials.*
- *The development of properties, both within and adjoining the Conservation Area, should be sympathetic in scale and design to that area.*
- *The selection of local materials (or their modern equivalent), such as soft 'brindle' or 'heather' brick and wooden doors and window frames, is also important.*
- *On listed buildings second hand bricks may be a suitable solution. Mortar mixes and joint detailing should also be considered by the developer at the same stage as brick purchase.*
- *The use of distinctive features such as, colour and style of brickwork, brick & flint detail, dormer windows of the 'Lady Wantage' type, simple porches with pitched and tiled roofs and the gabled and semi-hipped type roof shape is encouraged.*
- *Landscaping should be considered to be an integral part of the design of new development. Mature trees should be retained wherever possible.*
- *The visual impact of ancillary buildings, such as garages and garden buildings, on the immediate area should be carefully considered by developers.*
- *Boundaries between properties and the highway are an important part of the street scene. The use of 'wrought' iron railings, low hedgerows, brick walls, and 'post and rail' fencing as a means of enclosure is encouraged.*
- *Although parking provision will vary with the type of new development proposed, for development which is set back from the footway, the provision of parking areas in front gardens would be welcomed.*

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- *Vehicular and pedestrian access to properties should reflect the rural character of the village with the use of granite setts, or reconstituted stone products such as 'conservation kerbs', rather than standard concrete kerbstones.*
- *Lighting could have an urbanising effect in this rural area. 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.*

2.27 The Parish Council has since updated these design guidelines slightly to help inform the production of this SPD. Whilst this update does not currently form part of the adopted VDS, the revised guidelines have been taken into consideration in the production of the SPD.

Delivering Investment from Sustainable Development (Developer Contributions) SPD (2013)

2.28 In June 2013 the Council updated and adopted its Developer Contributions SPG as an SPD⁽¹⁶⁾. The SPD sets out the Council's approach to securing developer contributions towards local infrastructure services and amenities.

2.29 The Core Guidance of the SPD states (page1):

'Well planned and sensitive development offers great benefits to society. It provides the homes, workplaces and facilities that we need and stimulates the economy. However, development of all scales also creates considerable impacts on the environment, facilities and services of the area in which it is located and places burdens and costs on the community. The Council wishes to ensure that the impacts of new development in West Berkshire are minimised and that such development provides appropriate social, economic and environmental benefits to the community as a whole.

To implement these objectives and its Local Plan policies, the Council will seek developer contributions, via Section 106 agreements and other statutory measures, in order to provide for additional facilities and the infrastructure demands that are generated as a result of new development. It will also require suitable obligations to restrict or control the use of land to mitigate development impacts and secure any necessary benefits.

Planning obligations will continue to be considered on their merits and negotiated separately with developers in accordance with the provisions of the Community Infrastructure Levy Regulations 2010 (as amended by Community Infrastructure Levy (Amendment) Regulations 2011, the draft Community Infrastructure Levy (Amendment) Regulations 2012, and any other relevant provisions) and the National Planning Policy Framework of 2012.

It is recognised that similar types of development create similar impacts and that contributions should be made in a consistent and transparent way. Therefore, this Supplementary Planning Document (SPD) provides landowners, developers, and West Berkshire residents with guidance on the type and scale of contributions and other obligations which the Council is likely to seek for defined types and scales of development.'

3 Site Context

3 Site Context

3.1 This chapter provides an overview and description of the Institute site, and the wider context, identifying key features which may have implications for any future redevelopment proposals. It will provide a context for the rest of this SPD.

Location of the Pirbright Institute site, Compton

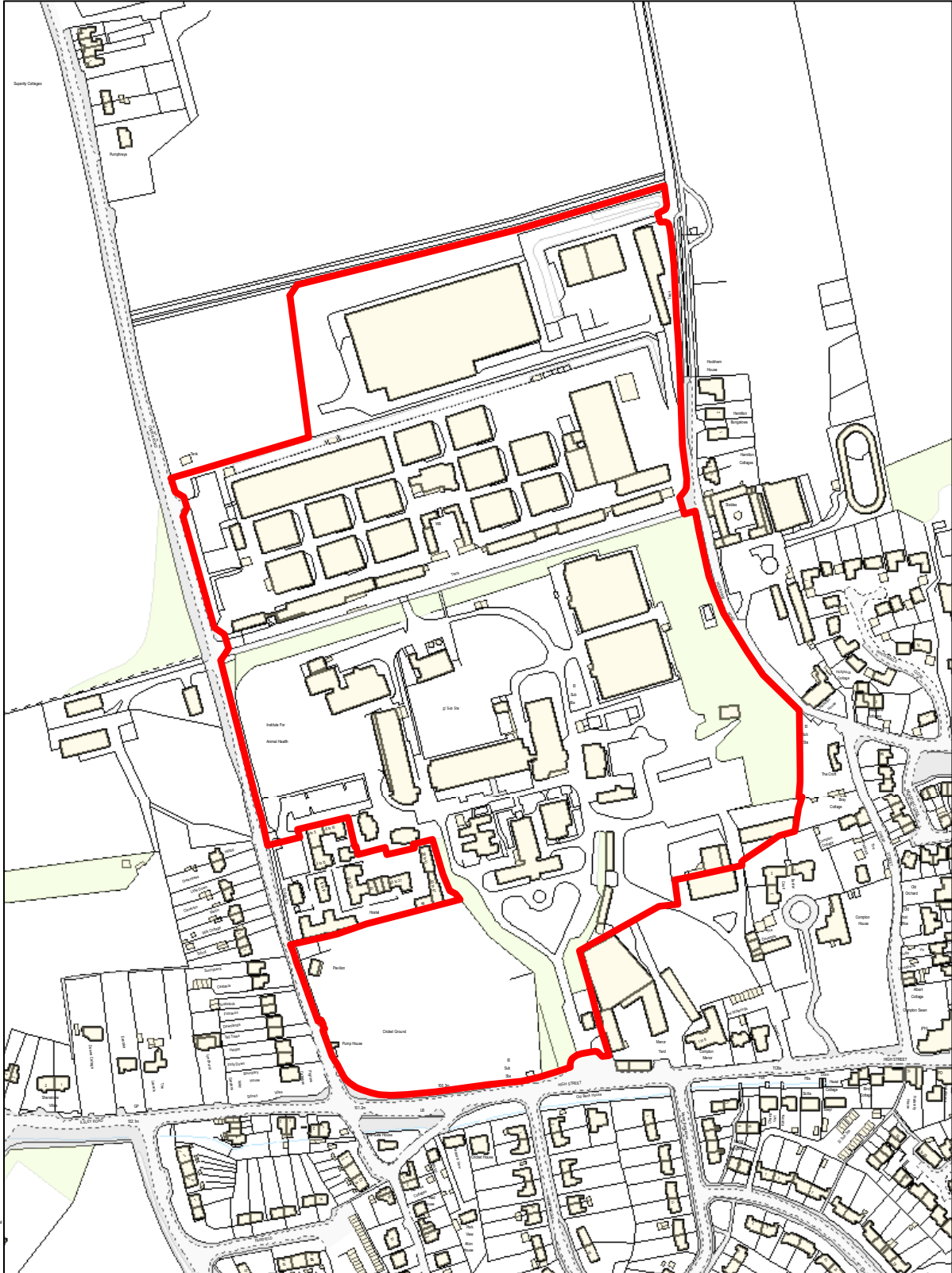
3.2 The village of Compton is located in the northern part of West Berkshire and sits within the North Wessex Downs AONB (see Figure 1). Compton is in close proximity to two of the region's main transport corridors, the M4 and the A34.

3.3 Based on the 2011 Census data⁽¹⁷⁾ the population of Compton ward is 3,164. Within the West Berkshire Core Strategy Compton is identified as a service village, and is considered suitable for limited additional development over the plan period as a result of the range of services available. The village currently supports a pre-school (held in the village hall), a primary and secondary school, a satellite doctor's surgery as part of the Downlands Practice, Scout and Guide hut, church, village hall, general store and post office, a barber shop and a public house.

3.4 The Institute site is situated to the north of the village, adjacent to, but outside the settlement boundary. The site boundary is defined by the High Street to the south, Churn Road to the west, and Cheap Street and Hockham Road to the east. Arable farmland abounds the site to the north.

Site Context 3

Figure 2 Existing boundary of the Pirbright Institute site, Compton



Reproduced from Ordnance Survey map with the permission of the Controller of Her Majesty's Stationery Office (c) Crown Copyright 2011. West Berkshire District Council 100024151.

3 Site Context

Description of the Pirbright Institute site, Compton

3.5 Since as far back as the 1940's the 15ha site has been used as a research institute, before which time it operated as a field station. At the height of its operations, the Institute had an employee base of some 450 employees on the Compton site. This is a significant employer within this rural area and many of the employees would have also lived within the village. It is understood that at present only a small number of employees remain on the site as operations significantly deplete. The loss of the Institute within the village has already had, and will continue to have, an impact on the vitality of Compton.

3.6 Determining the level of employable floorspace is difficult given the nature of the work conducted on the site. Many of the employees would have worked in the Research and Development (R&D) side of the operations and others on the agricultural side. In addition, a proportion of the built floorspace was used as animal shelters. The nature of the research and development taking place on the site requires some employees to share their time between laboratories and office space. Information provided by the landowner's agent (dated Dec 2010) indicates that the employment floorspace on the site, excluding animal shelters/barns, equates to approximately 16,700sqm.

3.7 At present the site hosts a large number of buildings which are used for a variety of uses, including agricultural buildings and animal shelters, along with large research buildings used mainly for B1b Research and Development purposes. An element of ancillary office space also exists to support the functions on the site.

3.8 A large agricultural shed/barn is located to the far north of the site along with a smaller shed to its east. As this is the highest point of the site, this area has been excavated to accommodate the buildings and therefore is contained by bunding.

3.9 The central section of the site, contains a mixture of medium and large sized agricultural units on an expanse of hard standing. To the northwest corner of this central section, a large unit has been privately leased to Schering-Plough as shown in Figure 5. Schering-Plough merged with Merck and Co in 2009, and the company is now known throughout the UK as MSD, one of the largest pharmaceutical companies in the world focusing on consumer products and animal health. For ease of reference, the parcel of land privately leased on this site will be known as Schering-Plough throughout this document, as this element of the MSD company still occupy the site and are known locally as such. It is expected that this private lease will continue and therefore the presence of the company needs to be taken into account within this SPD. If however for any reason the lease is not renewed or is terminated prior to the completion of any redevelopment of this site then this parcel of land (currently occupied by Schering-Plough) will need to be factored into the redevelopment of the site in a holistic manner.

3.10 The southern area of the site, south of the route of the former public right of way, is well screened by mature vegetation. This section of the site is less densely developed, with a mix of individual research buildings set within areas of open space and hard standing. This area also contains a variety of other buildings containing ancillary office space, and a small boiler house with two chimneys. These chimneys are prominent features within the landscape detracting from the site's character and setting. The current main vehicular access is from the High Street to the south, with other minor access points along Churn Road. A cricket pitch is located in the south west corner of this part of the site, adjacent to the main access.

Site Context 3

3.11 The previous uses have the potential to give rise to contamination on the site, through both the land and the built form. Local authorities are the main regulators of contaminated land. There are two main routes by which contamination can be dealt with:

1. Planning and Development Control, and
2. Part IIA of the Environmental Protection Act 1990.

3.12 Under Part IIA of the Environmental Protection Act, 1990, the statutory definition of contaminated land is:

Land which appears to the local authority in whose area it is situated to be in such a condition, by reason of substances in, on or under the land that:

- *Significant harm is being caused or there is a significant possibility of such harm being caused, or*
- *Pollution of controlled waters is being, or is likely to be caused.*

3.13 It is the responsibility of the developer to ensure that a development is safe and 'suitable for use' for the purpose for which it is intended and that risks to health and the environment that arise from contamination have been dealt with.

3.14 The current agent for the landowners has identified a degree of contamination on the site and as such has indicated that due to risk of contamination many of the buildings will need to be demolished if the site is redeveloped. The exact detail in relation to contamination matters will be considered as part of any future planning application.

3.15 Adjacent to the site boundary are two parcels of land with development potential, but both are outside the scope of this SPD. Nevertheless, they need to be recognised as both could deliver additional development opportunities. Both sites are owned by the BBSRC but are located outside the Institute site.

- Green's Yard and the former bank⁽¹⁸⁾ – this parcel of land sits to the south east of the site and currently has permission for 26 dwellings (25 as part of Green's Yard and 1 at the former bank).
- Former hostel site off Churn Road– this parcel of land sits to the west of the site, just north of the cricket ground and is separately accessed via Churn Road. This site was formerly a hostel used by the Institute to accommodate employees, and comprises self contained 1 and 2 bed units.

Landscape Context

3.16 The AONB has the highest status of protection in relation to landscape and scenic beauty. Since any redevelopment of the site must ensure this natural beauty is conserved and enhanced, a separate Landscape Framework (the Landscape Framework) has been prepared for this SPD⁽¹⁹⁾.

18 Greens Yard – 02/00317/OUT & 07/02647/RESMAJ; the former bank – 07/02654/FULD

19 Landscape Framework for land at Compton Institute for Animal Health, Kirkham Landscape Planning Ltd, 2012

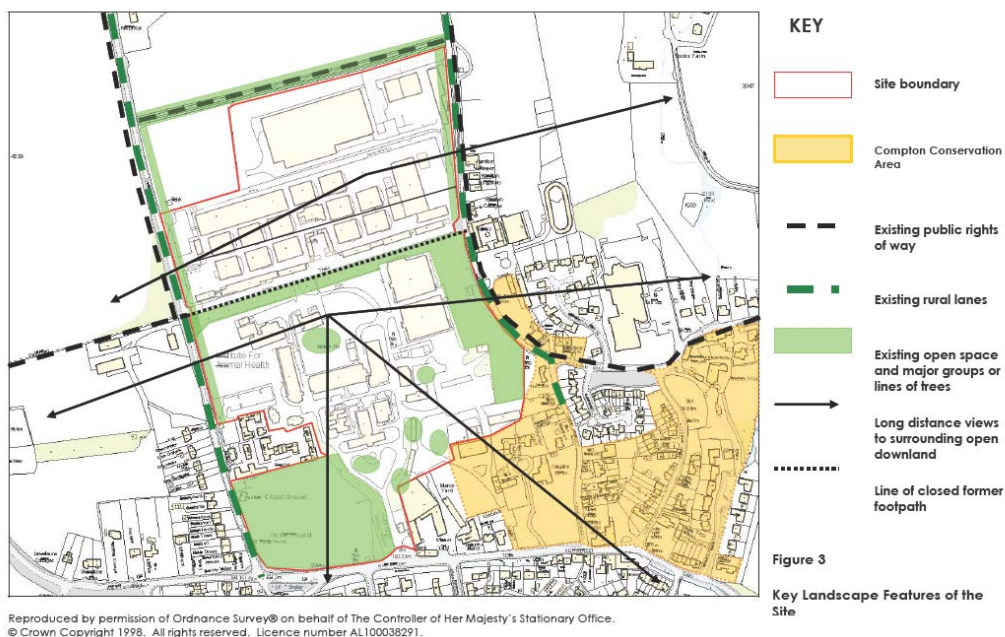
3 Site Context

3.17 The key policy issues relating to any potential redevelopment of the site from a landscape perspective are:

- its location within the AONB;
- its open downland context and visual link with the surrounding landscape;
- its location immediately adjacent to the existing settlement boundary of Compton;
- its location immediately adjacent to the Conservation Area and its contribution to the setting of this heritage asset; and
- it is a brownfield site.

3.18 The Framework explains further the key landscape and visual characteristics of the existing site and its context⁽²⁰⁾.

Figure 3 Key Landscape Features



3.19 In response to these local characteristics, it then goes on to suggest that in landscape terms the site could be divided into three distinct areas, as shown in Figure 4 below.

Figure 4 Landscape Framework - depicting three distinct areas



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3.20 Area A: Area A has no on site environmental features of particular value (with the exception of the tree cover) but has the closest landscape and visual relationship with the open downland. Although the existing ground is some 6-7m below adjacent levels the area is a significant extension into land that historically up until at least the 1970s was open downland. The landform has been heavily modified to reduce the levels, creating unsympathetic banks and bunds around Area A with a poor transition into the surrounding topography. The existing buildings on Area A are visually prominent in views from the open downland. The existing large building in particular does not conserve or enhance the AONB. This building is very large and intrusive, due to its scale and height and industrial appearance. It is much larger than the existing buildings in Area B. It is also located up against the northern edge of the site, increasing its landscape and visual impact.

3.21 The scale and mass of its buildings and the expansion of the built form beyond the topographical limit of the village, and the resulting physical damage to the character of the open downland and visual intrusion on the open downland, have had an adverse impact on the AONB. The AONB open downland around Compton is particularly sensitive to visual intrusion due to the lack of vegetation cover and the broad sweep of the hills.

3.22 Area B: Area B also has little intrinsic environmental value (with the exception of the significant tree cover). Its contribution to the wider landscape is however more limited although its setting is still rural in character.

3.23 This area straddles the 115m AOD contour. It also lies within land that used to be open downland. The southern boundary of Area B is very clearly defined by a mature tree line and remnants of a hedgerow which flanked a former public right of way along this boundary, before it was diverted

3 Site Context

to run north of Area A. Apart from a few gaps this landscape feature separates Area B from Area C. The existing buildings on Area B are particularly prominent in the landscape but appear slightly better integrated into the built form pattern of the village than Area A.

3.24 Area C: Area C contains some of the best environmental assets (tree cover and open space) and has a close relationship to the Conservation Area, contributing to the setting of this historic asset.

3.25 Except for a very small area, Area C lies within the dry valley head below the 115m AOD contour. The area is bounded by major lines of trees to the west, north and east, by the Conservation Area to the south-east and by the High Street and the proposed new development at Green's Yard to the south. The two areas of existing open space in the south-west and east make a significant contribution to the character of the village and setting of the Conservation Area. The existing buildings are set within generous areas of open space, resulting in a low proportion of built form to open land. However when viewed from outside of the site the scale of these buildings hide this openness giving the appearance of a densely built up area.

Green Infrastructure

3.26 Green Infrastructure (GI) is '*a network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities*'⁽²¹⁾. Examples of GI include parks and public gardens, natural and semi-natural green spaces, green corridors, outdoor sports facilities, amenity green space, provision for children and teenagers, allotments, community gardens, cemeteries and churchyards, lakes and waterways, green roofs and walls, and designated local green space.

3.27 The Landscape Framework sets out the key features of the existing GI within the site and surrounding area.

3.28 Although extensive woodland is not a typical feature of Compton or the surrounding open downland, mature belts of trees along roads and the public right of way network are common in the area and are frequently prominent features owing to the open character of the landscape. There are a number of these tree belts across the site and in particular there are individual trees of landscape merit within the southern part of the site. A Tree Preservation Order (TPO) exists on one tree within the site (in Area C) and a number of TPO's have been placed on trees close to but outside the site boundary (see Figure 5). The line of the former footpath which runs east to west across the site retains mature hedgerows to either side whilst further north, a poorly maintained hedgerow on a bank also crosses the site running east to west. The footpath and bridleway on the northern boundary of the site run between recently planted hedgerows. The site is also bounded by mature hedgerows which make an important contribution to the local character of the village (see Figure 3).

3.29 The site contains a variety of grassland areas of varying quality, including extensive areas of amenity grassland in the south, the cricket ground in the south-west, and areas of rough and amenity grassland to the west, east and around the existing buildings. In particular, the cricket ground is an area of open space which makes a positive contribution to the pattern of open spaces throughout the village. The pattern of open grassland is a key feature of Compton and these are important to defining the local character, particularly where there are good physical or visual links between them. Beyond the site is a landscape of large arable fields.

Site Context 3

3.30 ‘The landscape sensitivity assessment of the potential impact of the scale and distribution of development in the North Wessex Downs AONB⁽²²⁾, comments that in the wider context, the village is noted for its pattern of generous open spaces within the settlement, many of which are linked visually or physically and lead the eye into the surrounding countryside. A recent review of open space⁽²³⁾ within the village has been undertaken with the assistance of the Parish Council and has confirmed that the Parish has two areas of allotments, three areas of amenity green space, two cemeteries/churchyards, seven outdoor sports facilities, and one area provided for children and teenagers. Its results will inform the production of any green infrastructure strategy for the site and surrounding area.

Ecology

3.31 The NPPF encourages the inclusion of biodiversity in and around development. The site is a mixture of buildings, hardstanding and landscaping which could be host to a range of wildlife species. The tree belts, hedgerows and grassland areas provide opportunities for wildlife corridors on the site. Some of the grassland within the older part of the site may contain relict chalk grassland species if the areas are left uncut.

3.32 Given the large number of older buildings there is the potential for bats to be found within the site. Indeed, the Greens Yard development area, within the ownership of the Institute but outside the scope of this SPD, found evidence of bats.

Flooding

3.33 The River Pang flows in an easterly direction south of the site adjacent to the High Street where it is met by the River Roden, before turning south at Aldworth Road to flow in a southerly direction towards Hampstead Norreys. The river rises near the village of Compton, although the exact location varies depending on rainfall / groundwater levels. The two rivers are chalk catchments which display seasonal characteristics and will only be sources of flooding when groundwater levels are high enough to contribute to flows within the rivers. The fluvial flood risk is therefore closely connected to the groundwater levels. The Environment Agency’s Flood Zone maps indicate that the southern portion of the site (in Area C) is located within Flood Zones 2 and 3.

3.34 Flooding in Compton in 2000 and 2001 was attributed to rising groundwater, which activated a winterbourne (seasonal) watercourse that flows into the River Pang. The Pang was unable to accommodate the volume of water and therefore flooding occurred. The diversion, landscaping and culverting of the watercourse have also exacerbated flooding problems in Compton. Flooding also occurred in July 2007 due to a heavy rainfall event which followed a prolonged period of wet weather causing the ground to be fully saturated and groundwater levels to be relatively high. The village has also recently experienced flooding from sewerage/waste water infrastructure.

3.35 A Flood Risk Study⁽²⁴⁾ was carried out to inform this SPD which sets out the flooding context for the site and examines in detail the fluvial, groundwater and surfacewater flood risk. The study concluded that the risk of flooding, at and in the vicinity of the site, is based on a close relationship between groundwater levels and rainfall/river flows in the area around Compton. The following key observations were derived from the Flood Risk Study:

22 The landscape sensitivity assessment of the potential impact of the scale and distribution of development in the North Wessex Downs AONB, 2011, Kirkham Landscape Planning Ltd and Terra Firma Consultancy Ltd
<http://www.westberks.gov.uk/index.aspx?articleid=22171>

23 Compton Open Space Review, West Berkshire Council, June 2012

24 Compton IAH Flood Risk Study, Capita Symonds, August 2012

3 Site Context

- There is a potential risk of groundwater related flooding in the southern half of the site during periods of high groundwater levels;
- The southern half of the site is considered at moderate to high risk of secondary groundwater related flooding, where high groundwater levels increase the flow in the Rivers Roden and Pang and significantly increase the risk of them exceeding the capacity of the channel;
- Periods of groundwater levels being high enough to present a significant risk of groundwater related flooding typically follow periods where the regional average rainfall is above average for three months over the preceding six month period, allowing groundwater levels to 'build up'. Isolated occurrences of high rainfall are less likely to raise groundwater levels sufficiently to cause significant risk;
- The relationship of the groundwater/surface water system within Compton makes it difficult to provide a detailed prediction of its behaviour. Should any more detailed quantitative assessment of flood risk for the site (from groundwater sources) be conducted, it would likely require bespoke modelling preceded by a period of site specific high quality monitoring;
- Licensed abstraction boreholes are currently located on the site. Should pumping from these boreholes cease due to the relocation of the Institute then this may cause groundwater level to rebound and further increase the risk of flooding;

Historic environment

3.36 Compton sits within the Upper Pang Valley, which was historically characterised by arable cultivation containing the historic settlements of the Illsleys, Compton and Aldworth⁽²⁵⁾. Historically, most land north of the River Pang was covered by downland grazing, whilst to the south it was characterised by open fields belonging to the settlements. A large area of open field south and east of Compton had been enclosed into fields by the 18th century, with the remaining fields and downland enclosed by Act of Parliament in the early 19th century. The historic settlement pattern was dominated by nucleated villages sited on the valley floor, such as West Illsley, East Illsley, West Compton and Compton, with a slightly different pattern existing around the village of Aldworth.

3.37 The mechanisation of agriculture in the late 20th century led to an almost total re-organisation of the landscapes and few historic enclosures remained unaltered. These changes have now created a landscape typified by very large arable fields with few obvious boundaries in the place of extensive downlands. The growth of the racing industry has also had an impact with the development of gallops and studs adding a new element to the landscape.

3.38 Modern 20th century settlement in the area is concentrated on expansion around West Compton with little growth elsewhere in the Upper Pang Valley. The growth at Compton is typified by small housing estates which were probably constructed to house employees of the Institute or the UK Atomic Energy Authority at Harwell, established north of the village in the 1950s. These residential developments also seem to coincide with the re-naming of the creation of a single village, known simply as Compton, from the neighbouring villages of Compton and West Compton.

3.39 There is some archaeological potential in and around Compton, in terms of Prehistoric/Roman landscapes, with extensive ancient field systems, and the archaeological interest associated with the medieval settlement.

Site Context 3

3.40 The current Conservation Area (which was designated in September 1984) delineates the surviving historic core of Compton, whereas more modern settlement is concentrated to the west and south, radiating out from the High Street, the main thoroughfare through the village.

3.41 The Conservation Area itself is characterised by irregular plot sizes and shapes and contains most of the buildings that are of architectural and historic quality within the village. The buildings predominantly date from the 16th, 17th, 18th and 19th centuries and are good examples of the local vernacular tradition. Five of the six listed buildings within the settlement boundary of the village are found within the Conservation Area. Although none of them adjoin the Institute site, three are in very close proximity, approximately 50 metres to the east.

3.42 Parts of the eastern and southern edges of the Institute site adjoin the Conservation Area, with the boundary formed by dense vegetation adjacent to the open space on the site. The Institute and the Conservation Area are currently therefore fairly distinct but there is the potential for any redevelopment of the Institute site to make a significant contribution to the conservation and enhancement of the Conservation Area and its setting.

Settlement Character

3.43 The Compton Village Design Statement contains a wealth of information on the design elements of buildings, spaces and the natural environment of Compton and the surrounding area. This along with the Quality Design – West Berkshire – Supplementary Planning Document Series and an understanding of the Conservation Area and the existing built form has drawn out key design features of the character of the settlement of Compton which can be summarised as:

Buildings:

3.44 The variety of house styles and ages of properties adds interest to the street scene. Some large developments in the village have, for example, used single roof tile colour or type which detracts from achieving a varied and interesting street scene.

3.45 The following can be seen as characteristic of Compton:

- Two storey buildings
- Separate garages
- Small percentage of bungalows
- Front gardens with identifiable boundaries
- Mixture of roof styles including hipped and dormers

Locally distinctive building materials:

- **Bricks** – red brick is a strong feature. There are examples of the local material of flint being used alongside brick within the village. Natural flint infill can make a pleasing finish in keeping with the village character.
- **Coloured brickwork** – there are occasional examples of white painted brickwork.

3 Site Context

- **Render / plaster finishing** – there are many examples of dwellings with light coloured render/plaster ranging from full to partial elevations. Examples can be found in the Shepherds Mount area, Westfields, Churn Road, Whitewalls Close, Meadow Close, Wallingford Road and Horn Street.
- **Tile hanging** – usually as partial front elevations, on dormers or gable ends. Examples can be seen on Wallingford Road, Roden Down Mews, Yew Tree Mews.
- **Weather boarding** – white or brown weather boarding can be found on dwellings throughout the village ranging from full to partial elevations. Examples can be particularly found in the Shepherds Mount area and also modern development along Whitewalls (although this is not characteristic of the Conservation Area).
- **Roof tiles and slate** – plain clay tiles are common. There are some examples of natural slate roofs.

3.46 The above finishes help create the effect of visual breaks in the street scene. Examples exist with a combination of finishes on buildings and in developments.

Architectural details:

- **Brickwork** – blue-brick detailing, string courses and shallow arched lintels above windows give interest to elevations. There are some examples of dentil and cornice details.
- **Windows** – window details are an important element of building facades and contribute to the character and appearance of the area. There are some examples of cast iron window-cills. The local window style, the “Lady Wantage” can be seen in and around Compton, such as Mount Pleasant Cottages on Horn Street. Within the Conservation Area typical windows are wooden multi-paned casements, although there are a few examples of 8 over 8 and 6 over 6 sash windows in the higher status buildings. Plain surrounds and segmental-arched heads characterise many of the windows.
- **Roofs** – Compton has a variety of roof styles with the majority being gabled (particularly in the Conservation Area) though some examples of hipped roofs can be seen. The older dwellings in the village tend to have lower ceiling heights. Dormers and hipped roofs (full or partial) help to reduce the roof form intruding on the street scene. Brick dentils and corbelling articulate the eaves of many properties in the Conservation Area.
- **Chimneys** – chimneys also provide variety to the roofscape and external chimneys on gabled ends are not unusual in Compton.
- **Porches and canopies** – these are a feature of the character of the village providing a frame and relieving the potential flatness of the front of dwellings and terraces.

Frontage composition:

- **Street lights** – Compton village has street lights, which is not a common feature of downland villages. In the larger housing estates this is in the form of municipal street lighting which has the effect of detracting from the rural character of the village. More modern developments, such as that at Yew Tree Stables have installed sympathetic traditional character street lighting.

Site Context 3

- **Boundaries** – Compton has a variety of boundary treatments. Examples of iron railings and low level brick walls and fences can be found to the front of properties onto the public boundary. The use of utilitarian safety railings detract from the rural character of the village. The dominant boundary treatments in the Conservation Area comprise brick and brick/flint boundary walls, native hedgerows and trees.
- **Public and private spaces** – A sequence of private (where houses are set back from the road) and public open spaces contribute to the street scene and form part of the character of the village. Native species of hedges, shrubs and trees also contribute to the rural character. Within the Conservation Area in particular, mature trees, native hedgerows, brick boundary walls and narrow roads create a sense of enclosure along Cheap Street. Horn Street, in contrast, has a more open feel, particularly in the vicinity of the large pond by the junction with Wallingford Road and Hockham Street which makes a significant contribution to the character of the street scene.

Transport

3.47 Compton sits in a rural location within the North Wessex Downs AONB, but is located close to both the M4 and A34 corridors running east west and north south. Accessibility to Compton is relatively poor with narrow rural roads serving the village from these main highways. Car ownership within the Compton Ward is 1.7 per dwelling, which is above the West Berkshire average of 1.4 per dwelling (2011 census).

3.48 With regard to larger vehicles, there is a signed height restriction of 4.1m (13'6") on the former railway bridge to the east of Compton village, as shown on the Freight Route Network map⁽²⁶⁾. The Aldworth Road to Compton is also signed as "Unsuitable for Heavy Goods Vehicles" from the B4009 junction, although there is no corresponding sign from East Ilsley towards Compton.

3.49 The village is served by two bus services (6/6A & 74⁽²⁷⁾)

- **Services 6 / 6A** (clockwise and anticlockwise circular services): Monday to Saturday service, total of 8 journeys linking Compton each day with Newbury. This service links Newbury-Chieveley-Ilsleys-Compton-Hermitage-Newbury and run approximately every two hours Monday to Friday with a more limited service on Saturday.
- **Service 74:** one journey each way on Fridays only, linking West Ilsley-East Ilsley-Aldworth-Ashampstead-Pangbourne-Tidmarsh-Theale-Reading.

3.50 There is no railway station in the village or within the immediate vicinity. Goring, Cholsey and Pangbourne are the closest railway stations to Compton. These stations link to the larger railway interchanges of Newbury, Didcot and Reading, providing rail links throughout the country.

3.51 The village does host a number of public footpaths and bridleways⁽²⁸⁾ linking the village to the countryside. However the network is patchy with some of the Right of Way paths failing to link up. Public footpath COMP 26/1 runs along the north western boundary of the site, which extends along the northern boundary as footpath COMP 25/1, and is joined by a bridleway COMP 6/1. The public footpath originally bisected the site from west to east, and was diverted to its current route in 2003.

26 Freight Route Network Map, West Berkshire Council's Local Transport Plan Freight Strategy 2008

27 More information including timetables available at www.westberks.gov.uk/transportguides

28 See West Berkshire Council online map for further details of bridleway and public footpath locations – available at <http://www2.westberks.gov.uk/InternetMapping/Map.aspx>

3 Site Context

3.52 In terms of walking and cycling, most of the roads in Compton have pavements, and therefore walking within the village itself is an option. The village does not have any physical cycling infrastructure.

3.53 Statistics from the 2011 census show that the majority of people from Compton (54.1%) travel to work via car. The information also highlights that 7.7% of people work from home and another 7.5% travel to work via foot, indicating that these people may work locally. Only 0.6% of people within Compton travel to work by bus, 1% by bicycle and 3% by train. These patterns demonstrate the rural nature of the village and it is likely that any future development in the area would have a similar pattern of travel habits.

3.54 With regard to travel to school patterns, the Annual Hands-Up Travel Survey carried out by West Berkshire Council in April 2013 indicates that 66% of pupils at Compton Primary School walk to school and 32% travel by car. For the Downs School, the figures are very different with 11% walking to school, 17% travelling by car and 72% of pupils travelling to school by bus. The Downs School has a very large catchment area, which accounts for the large number of pupils travelling by bus. Both schools are within half a mile of the Institute site.

Strengths, Weaknesses, Opportunities and Threats 4

4 Strengths, Weaknesses, Opportunities and Threats

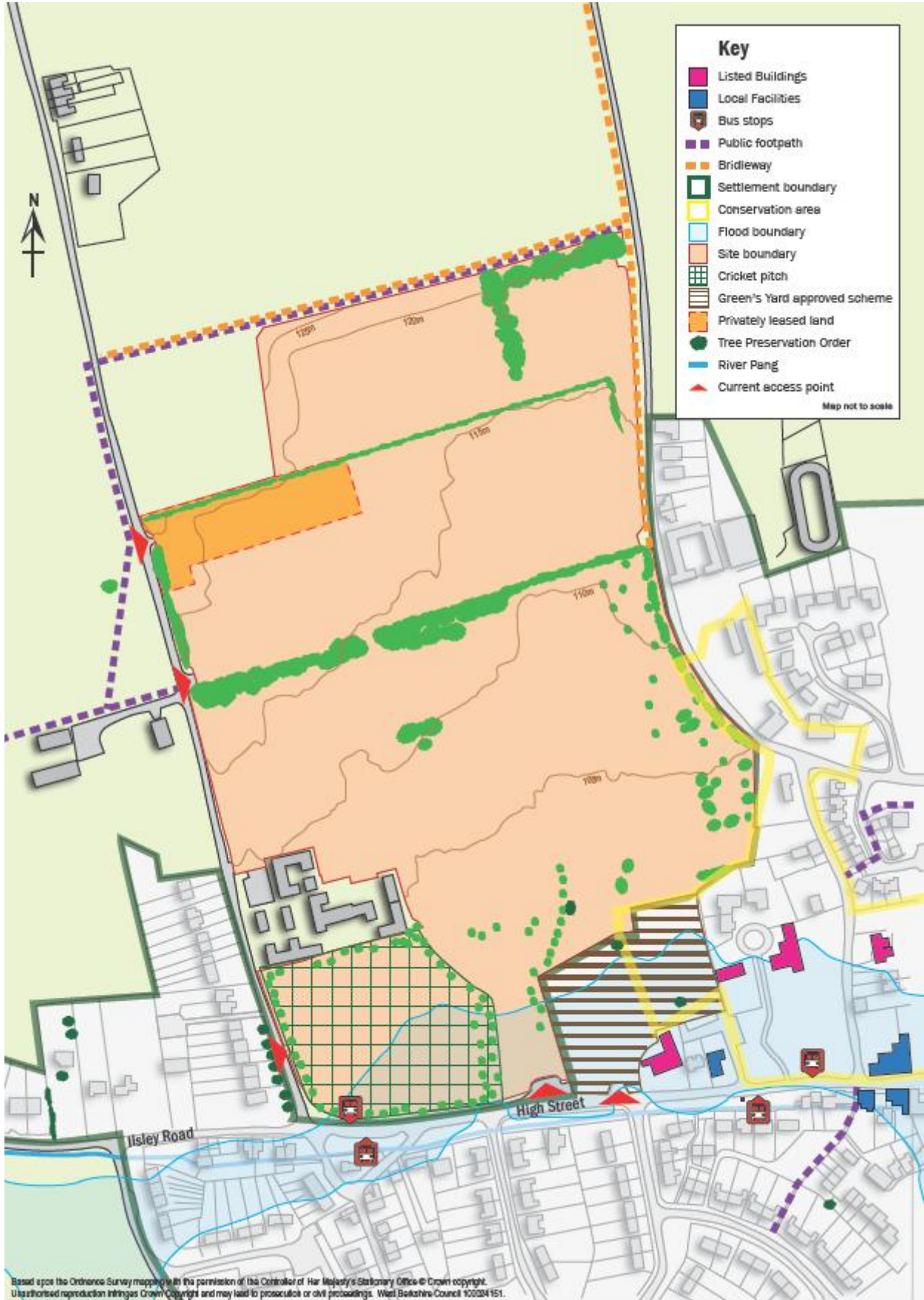
4.1 Taking account of the site context and public consultation, a Strengths, Weaknesses, Opportunities and Threats (SWOT) analysis for the site and its wider context was carried out, and this is summarised in Table 1 below. From this analysis the key opportunities and constraints which would need to be considered in any potential redevelopment of the site are highlighted in Figure 5.

Table 1 SWOT Analysis

Strengths	Weaknesses
<ul style="list-style-type: none"> ● Accessibility to the strategic road network in term of routes north/south and east/west ● Accessibility to employment opportunities in surrounding area for example Oxford, Swindon, Newbury, Didcot, Reading ● Set within the North Wessex Downs Area of outstanding Natural Beauty (AONB) ● Access to the Ridgeway and surrounding landscape ● Good provision of green infrastructure ● Strong community ● Vibrant village ● Excellent local school provision – Compton Primary School and The Downs School ● Well served by existing facilities for a rural village of this size, for example local shop, pub, surgery ● Diverse mix of housing 	<ul style="list-style-type: none"> ● Public transport provision ● Reliance on private car due to location and accessibility ● Contaminated land ● Loss of employment/jobs locally
Opportunities	Threats
<ul style="list-style-type: none"> ● Enhance local employment facilities/opportunities ● Improve village infrastructure and/or existing facilities ● Potential to enhance sports facilities within the community ● Ensure the site and development is integrated into the community ● Potential to expand and/or rationalise the existing secondary school ● Re-establish community utilisation of the cricket pitch ● Remediation of contaminated land ● Ability to plan the site in the context of the landscape encouraging sympathetic design and access to the surrounding countryside ● Mitigate flood risk to the site ● Assist in addressing unmet housing need 	<ul style="list-style-type: none"> ● Impact on landscape (AONB) and neighbouring Conservation Area ● Traffic impact ● Risk of flooding if not mitigated against ● Increase in light pollution ● Impact on community and ability to integrate effectively ● Viability of development given the need for decontamination ● Impact on village if site is not developed but left derelict ● Provision of water and sewerage infrastructure to service any future development

4 Strengths, Weaknesses, Opportunities and Threats

Figure 5 Opportunities and Constraints



Development Framework 5

5 Development Framework

5.1 In order to guide any potential redevelopment and achieve the objectives and ultimately the vision for the site, a Development Framework has been produced. The starting point for this is the existing policy base. It is also based upon the site context, background work and outcomes of consultation.

5.2 Essentially, the Development Framework sets out guidance that any future redevelopment of the site should deliver a mixed use scheme which responds to the character and function of the village, whilst conserving and enhancing the AONB. It is expected that any proposed scheme would be residential led with a mix of employment floorspace, green infrastructure and community uses within the context set out below.

5.3 It should be noted though that since the previous and existing land uses have the potential to give rise to contamination (and a degree of contamination has already been identified on the site through exploratory work by the landowner's agent) it is therefore essential that further site investigation work takes place as part of any planning application. The conclusions of this further work would need to inform the proposals for any future redevelopment of the site.

Housing

5.4 In terms of residential development on the site the Core Strategy identifies Compton as a Service Village within the settlement hierarchy set out in Area Delivery Plan Policy 1. The policy sets out that service villages will accommodate limited development as they would benefit from small-scale development, appropriate to the character and function of the village. The Institute site is identified within the Core Strategy (Area Delivery Plan Policy 5) as an opportunity site and therefore it is recognised that, should it be redeveloped, this site has the potential to provide a greater level of growth than that normally expected within a service village.

5.5 The level of houses to be provided on the site would need to take account of the significant constraints influencing development on the site, such as the landscape, contamination and flood risk, along with the consultation responses and the character and function of the village. The consultation responses on this matter were varied with the majority of responses highlighting that should the site be redeveloped, up to 100 homes would be acceptable.

5.6 Housing density can also influence the number of dwellings to be achieved on site, so for example the higher the density the more dwellings can be accommodated and vice versa. In determining densities it is essential that design, character and context are primary considerations. Policy CS4 of the Core Strategy outlines that lower density development below 30 dwellings per hectare will be appropriate in certain areas of the District. The policy goes on to state that 'some villages are particularly sensitive to the impact of intensification and redevelopment because of the prevailing character of the area, the sensitive nature of the surrounding countryside or built form, and/or the relative remoteness from public transport'. This is particularly relevant to Compton and therefore any future development on the Institute site would not be expected to exceed 30 dwellings per hectare.

5.7 In terms of housing mix any future development must comply with policy CS4 of the Core Strategy. Compton consists of mainly family homes of 3 or 4 bedrooms, and this would be expected to be replicated on the site. To ensure a range of sizes to meet the housing needs of all sectors of the community it is expected that provision would also include some 1 and 2 bed homes along with some 5 bed houses.

5 Development Framework

5.8 The village comprises mainly houses (detached, semi-detached and/or terrace) and therefore any future development should take this into account when masterplanning the site.

5.9 The Housing Register, as at February 2012, indicates there were 207 people waiting for properties within Compton and the majority of these are for 1 and 2 bed units, with a large number seeking 3 bed units. This mix of affordable housing will need to be reflected in the affordable housing provision in accordance with Core Strategy policy CS6.

5.10 There is the potential for a local lettings policy on this site to allow for a percentage of the affordable housing provision to be reserved for people with local needs. The provision of housing for local needs would need to be informed by an up to date Registry of Interest and agreed with the West Berkshire Council Housing Department.

5.11 A Registry of Interest in Compton was undertaken by the Rural Housing Enabler for Berkshire and published in February 2012⁽²⁹⁾. This work sought to update the local housing need figures from those in the 2009 Housing Need Survey for Compton and to better inform the Parish Council and West Berkshire Council of the current level of local need. The Registry identified 12 households with sufficient local connection to the village who are eligible for affordable housing. It is expected that this Registry is to be updated again in 2013.

Employment

5.12 In terms of employment provision the outcomes of community consultation in September 2011 highlighted a strong desire to have a level of employment on the site as part of any future redevelopment. This will provide local employment opportunities and help keep Compton a vibrant place to live and work. The loss of a large research facility within the village does not qualify the site to simply replace the same level of floorspace and/or employee numbers. The scale of any potential development on the site will be influenced by a range of factors, such as its location within the AONB and the need to ensure visual intrusion is minimised thereby protecting the landscape character. The size and function of Compton and evidence of market demand will also assist in determining the quantum of employment floorspace to be replaced on the site.

5.13 These factors will also influence the type of employment development which would ultimately be delivered. The rural road network would preclude freight from easily accessing Compton and with the consultation responses concluding that small scale start-up units were considered most favourably by the local community it is considered appropriate for some B1 use classes⁽³⁰⁾ (B1a; B1b and/or B1c) to be provided on the site. This would give opportunities for a range of small businesses to locate in the local area. Should offices (B1a) be proposed in this location the applicant may be required to justify its location through a sequential approach in accordance with policy CS9 of the Core Strategy and policy set out within the NPPF. Evidence of market demand will be critical in determining the type of employment provision to be delivered on the site.

Green infrastructure

5.14 Green infrastructure (GI) is an essential component to any potential development. In accordance with Core Strategy Policy CS18, the overall strategy for GI in any redevelopment of the site is for:

- the protection and enhancement of the existing GI; and
- the creation of new GI and links to better connect existing GI in the area as a whole.

29 Information on the Registry of Interest can be found at the following web address - <http://www.actionforall.org.uk/CCB/news/view/1854>
 30 B1a – Offices (other than in a use within Class A2 – Financial & Professional Services); B1b – Research and Development; B1c – Light industry, as identified within The Town and Country Planning (Use Classes) Order 1987 (as amended)

Development Framework 5

5.15 Planning the GI early will help contribute to the *'creation of a sense of place, the provision of ecosystem services, access, the conservation of existing habitats, and the creation of new habitats – providing the 'armature' around which the remainder of a development is designed'*.⁽³¹⁾

Community uses

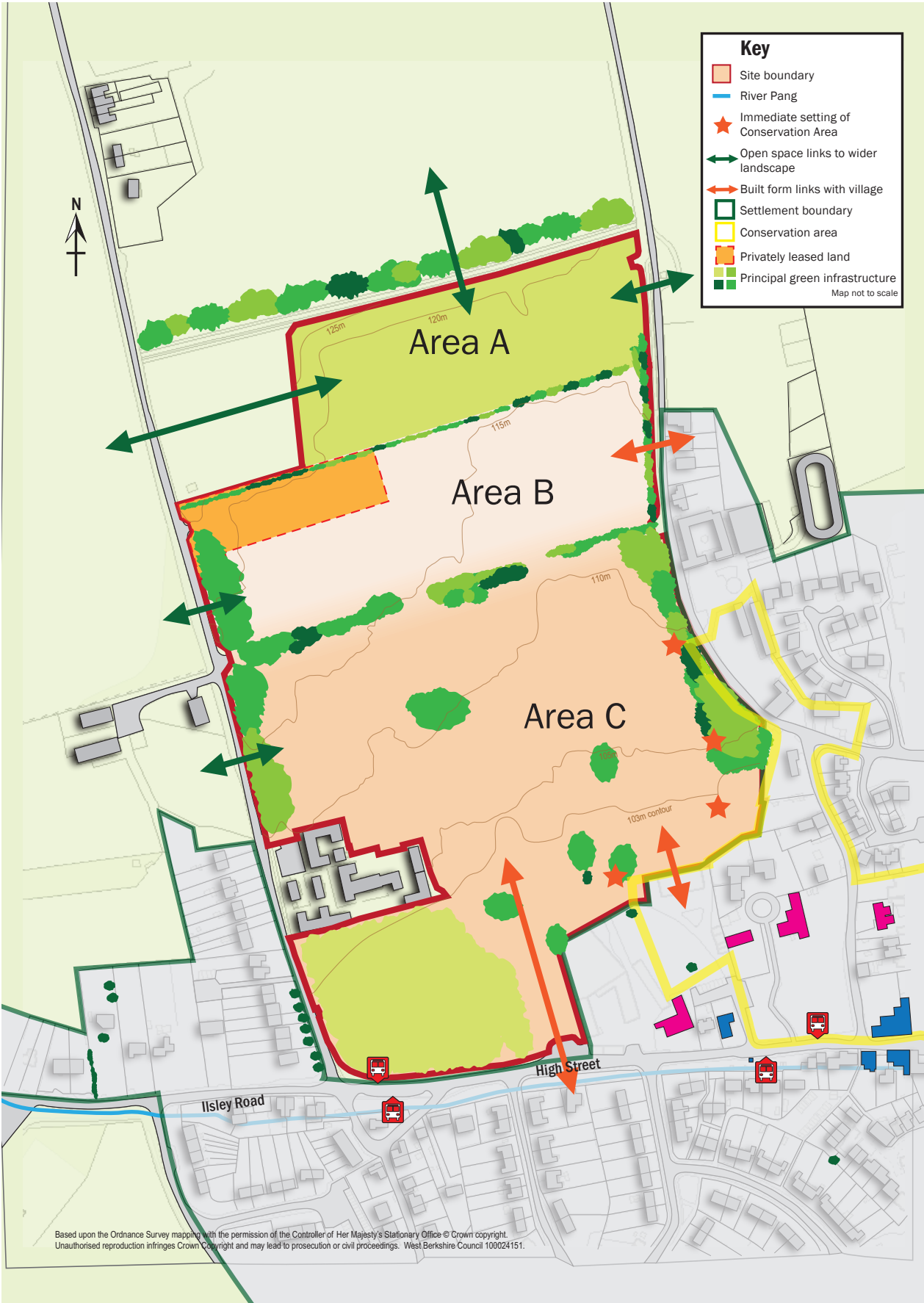
5.16 The consultation highlighted a strong desire from the community to see some form of community facility on the site, with a variety of suggestions from retail units to a conservation and education centre. It is important that as part of the mixed use scheme consideration is given to additional uses which may be appropriate or necessary for Compton.

Area approaches

5.17 The Development Framework has subdivided the site into three broad areas (A, B and C) in response to the Landscape Framework, and provides guidance on the approach the Council would seek to be taken in each area should the site be redeveloped. This is outlined below.

5 Development Framework

Figure 6 Development Framework



Development Framework 5

5.18 Area A – The redevelopment of the Institute site would be a unique opportunity to redress the harm caused to the AONB through the existing development. Area A provides an opportunity to make a significant positive contribution to the landscape character and local distinctiveness of the open downland landscape of the AONB. Since the Landscape Framework has shown that redevelopment on this part of the site for housing or employment would fail to conserve and enhance the natural beauty of the AONB, it is recommended that Area A should be excluded from the developable area and all existing buildings and hard standings removed.

5.19 In rectifying the damage caused by past development it is recognised that returning the landform to its original state is unlikely to be a realistic option. There is however some opportunity to undergo some more minor cut and fill using on-site material such as removal of the bunds alongside the eastern end of the northern boundary of Area A and down the centre of the area; and using this material to fine grade existing cut slopes as required.

5.20 A return to arable or open chalk downland is also unlikely to be an option. Area A however has the potential to be restored to create additional woodland belts on the slopes which would be in keeping with the local character and help to screen and integrate Area B into the landscape. The lower levels of Area A lend themselves to grassland which has the potential to create an informal recreational resource. There would also be opportunities to recreate visual links between Area A and the open downland to the east by removing some of the peripheral vegetation along the eastern boundary. This would enhance the landscape and visual amenity of the footpath along the eastern boundary.

5.21 Area B – This area has the potential to be developed, subject to a number of constraints, to prevent an adverse impact on the AONB and make a contribution to the enhancement of the AONB. The design of any development on this part of the site should reflect the built form pattern on the northern edge of the village (north of High Street and Hockham Road/Wallingford Road) and be of a low density.

5.22 Given it is expected that Schering-Plough will continue to lease the land in the north western part of Area B and possibly expand their operations in the future, the provision of further employment floorspace on the site should be located adjacent to Schering-Plough. This would allow for a concentration of employment uses on the site within the western part of Area B. Consideration will also need to be given to the highway and infrastructure needs of these uses during the masterplanning stage of a planning application.

5.23 If for any reason the lease is not renewed or is terminated prior to the completion of the redevelopment of this site, then the parcel of land currently occupied by Schering-Plough will need to be factored into any redevelopment of the site in a holistic manner. It is considered sensible however to continue to seek to locate the employment floorspace in this part of the site, subject to development details such as the design and landscape impact of any proposal as noted above.

5.24 Area C – This Area has the greatest potential to make a positive contribution to the built form and landscape character of the village. It contains some of the best environmental assets (tree cover and open space) and has a close relationship to the Conservation Area which should be conserved and enhanced. In particular, the existing cricket ground in the south-west of Area C, should be retained as part of the green infrastructure for community use and potential flood alleviation.

5.25 The Development Framework has already recommended above that Area B should be developed at a low density to reflect the pattern of the built form on the northern edge of the village, but given the relationship of Area C with the rest of the village, the developable area of Area C could, whilst respecting the significance of the Conservation Area, accommodate a higher density of development. However, part of Area C is constrained by both surface water and groundwater flooding.

5 Development Framework

The southern part of this Area is located within the Environment Agency's Flood Zones 2 and 3 with the risk of surface water flooding broadly following the topography of the Rivers Pang and Roden. The risk of groundwater flooding is more complex and based on a close relationship between groundwater levels and rainfall/river flows in and around Compton. Given the geology of the site the interaction and relationship between these two factors is difficult to predict with certainty. However, from the work carried out in the Compton IAH Flood Risk Study⁽³²⁾ it is evident that the site was exposed to considerable flood risk on at least 6 occasions during the 10 year period from 2000 to 2010. In 2001 and 2007 significant flood events occurred within the village with emergence of groundwater and records of flooding indicating levels up to 103m AOD. It is therefore recommended, following a sequential approach at site level, that this contour line (103m AOD) be the threshold at which 'more vulnerable' development is constructed above and 'less vulnerable' development⁽³³⁾ is constructed below. Water compatible or essential infrastructure would also be appropriate under 103m AOD. Any essential infrastructure below this line and within Flood Zone 3 would be subject to the required exception test in accordance with the NPPF. If however, following the development of an integrated fluvial/groundwater model there is greater certainty about the fluvial/groundwater interaction the above recommendation relating to 103m AOD could potentially be revised in consultation with the Environment Agency and West Berkshire Council.

5.26 It is recognised that there is potential to locate employment uses to the southern part of Area C, below the 103m AOD contour line in accordance with the flood risk conclusions, however the impact of such uses on the Conservation Area would need to be considered.

32 Compton IAH Flood Risk Study, Capita Symonds. August 2012

33 In accordance with the NPPF

6 Planning Principles

6.1 In ensuring that the SPD meets its objectives and that the Development Framework is delivered, there are a number of underlying principles to guide any future redevelopment of the site. These are both general and site-specific, and relate particularly to the site context outlined in Chapter 3. Based on existing policy and guidance and as a material consideration all development proposals will be assessed against these principles, together with the relevant policies of the Development Plan, guidance contained within the NPPF and other material considerations, as outlined in Chapter 2 of this SPD.

Development Principles

Landscape character in the AONB

- LC1: Any redevelopment of the site should respond positively to the local context of Compton, and conserve and enhance the special landscape qualities and components of natural beauty of the AONB identified in the Landscape Framework.
- LC2: The sensitivity of the viewpoints⁽³⁴⁾ and the visual exposure of the site means that any redevelopment will require significant landscape mitigation. In accordance with the Landscape Framework, this should (i) avoid the most intrusive locations, (ii) reduce the prominence of development, and (iii) remediate and /or (iv) compensate for any residual visual intrusion through screen planting and the provision of green infrastructure.
- LC3: The redevelopment of the site presents an excellent opportunity to create views and vistas to the wider landscape, and to particular features in the landscape such as tree belts, the cricket ground and the Conservation Area through the demolition of the existing buildings and the design and layout of any new development.
- LC4: Any redevelopment of the site should have regard to Figure 3 which outlines the key landscape features of the existing site.
- LC5: Area A should be restored and enhanced to make a significant positive contribution to the landscape character and local distinctiveness of the open downland landscape of the AONB. The landform should be carefully modified to remove incongruous features and avoid a poor transition from the natural to built form or between elements of the development.
- LC6: The landscape treatment, management and on-going maintenance of Area A needs to be considered in the context of the redevelopment of Areas B and C.
- LC7: The tree cover and existing hedgerows within and bounding the site should be conserved and enhanced (See Figure 3).

Flooding

- F1: Following the sequential approach to development on the site, only less vulnerable land uses in accordance with the NPPF, should be located below 103m AOD within the site (water compatible or critical infrastructure development would also be appropriate at this site level) and

6 Planning Principles

more vulnerable land uses should be located above 103m AOD, unless detailed modelling indicates otherwise. The requirements and conclusions of any modelling should be developed in consultation with the Environment Agency and West Berkshire Council.

- F2: The potential for the emergence of water at the surface should be taken into account when designing any new development, for example raising building thresholds to limit the ingress of surface and ground water.
- F3: Infiltration testing (in accordance with BRE365 standards) should be undertaken prior to the installation of any infiltration based Sustainable Drainage Systems (SuDS) infrastructure. The results of this testing should be used to try and quantify the likely changes to existing infiltration rates that planned drainage features would cause, in order that the likely impact on average groundwater levels can be assessed.
- F4: Development should demonstrate a commitment to SuDS using the Management Train Approach to minimise the volume of runoff and improve the water quality discharging from the development. Examples of such measures and their suitability are set out within the Flood Risk Study⁽³⁵⁾. It should be demonstrated that the existing level of run-off will not be increased.
- F5: Any sub-surface drainage infrastructure (sewers, culverts etc) constructed as part of any future development of the site, should be designed to minimise the risk of groundwater entry during periods of high groundwater levels. Sewerage/waste water treatment infrastructure should be in place ahead of development to ensure flood risk is minimised.
- F6: Consideration should be given to retaining the abstraction wells at the site, currently licensed to the Institute, as additional flood mitigation infrastructure, under the control of either West Berkshire Council or the Environment Agency.
- F7: Any Flood Risk Assessment (FRA) for the redevelopment of the site must have regard to the requirements of the West Berkshire Strategic Flood Risk Assessment (SFRA Level1)⁽³⁶⁾ and the Environment Agency requirements as set out in the Compton Flood Risk Study (August 2012).

Contamination

- C1: In order to ensure a safe development, the site must be remediated to the appropriate level for the proposed land uses. This remediation work must be carried out in consultation with the Council's Environmental Health Team and the Environment Agency.
- C2: Any remediation for potential contamination should take into account any plans or preferences for infiltration SuDS infrastructure in the proposed development. The design of which should take into account any evidence of contaminants in soil that might be transported in infiltrating water. A controlled water risk assessment would therefore be required if infiltration SuDS are proposed.

Land uses

- LU1: Any redevelopment of the site should incorporate an appropriate mix of uses which responds to the character and function of the village as a service village.

35 Compton IAH Flood Risk Study, Capita Symonds, August 2012

36 West Berkshire Strategic Flood Risk Assessment (Level 1) May 2008 <http://www.westberks.gov.uk/index.aspx?articleid=16930>

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- LU2: An element of employment floorspace should be replaced within the site to ensure local employment opportunities are maintained. The scale, type and design of any employment development must be in accordance with its rural location in the AONB.
- LU3: The amount of housing to be provided must take account of the significant constraints influencing development on the site, along with other factors such as the location, density, mix, type and design of the scheme.
- LU4: Affordable housing should be provided on-site in accordance with policy CS6 of the West Berkshire Core Strategy⁽³⁷⁾.
- LU5: A local lettings policy should be explored for the site to allow a percentage of the affordable housing provision to be reserved for people with local needs. The percentage will be informed by the outcomes of an up-to-date Registry of Interest survey and agreed with the Council's Housing and Planning Departments.
- LU6: The overall density of the site should reflect the character of Compton. Area B should be built to a lower density than Area C so as to reflect the built form pattern on the northern edge of the village and to prevent an adverse impact on the AONB.

Green Infrastructure

- GI1: Green infrastructure should be incorporated throughout the development, linking new green infrastructure with existing green infrastructure (see Figure 4) and with surrounding landscape features.
- GI2: Good physical and visual links between open space on the site and existing or proposed open space within the wider village environment should be created.
- GI3: The existing area of open space to the south west of Area C (cricket pitch) makes a significant contribution to the character of the village and should be retained as an area for community use and potential flood alleviation.
- GI4: Footpath, bridleway, and pedestrian links should be created throughout the site to improve connectivity with the wider public rights of way network, and to provide linkages between the village centre and the site (see Figure 4). The opportunity to reinstate the former east/west footpath through the site should be explored.

Historic environment

- HE1: The significance of the Conservation Area, its landscape and visual setting, along with nearby listed buildings and historic landscape character should be conserved and enhanced.

Design

- D1: Housing development should include an appropriate mix of dwelling sizes and types which conserve and enhance the character of the village. Design styles should be varied to ensure variety and interest.

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- D2: The built form should be of the highest standard of design, in keeping with the character of the village and the AONB.
- D3: The height of buildings should be in proportion to their surroundings.
- D4: Particular care must be taken in the design of the roofscape to avoid visual intrusion and inappropriate massing, roof pitches and colour palettes.
- D5: Locally distinctive building materials and architectural details should be used to create a development in keeping with the character of Compton.
- D6: The internal layout of the site should reflect the principles set out in Manual for Streets⁽³⁸⁾.
- D7: Any development should incorporate 'Secured by Design' principles to reduce opportunities for crime and the fear of crime.

Sustainable construction

- SC1: Development should meet the requirements of Core Strategy Policy CS15: Sustainable Construction and Energy Efficiency whereby new residential development will meet a minimum of Code for Sustainable Homes Level 4 and from 2016, Level 6. Non-residential development will meet BREEAM Excellent standard. Development will also be required to show a reduction in CO₂ emissions.
- SC2: Opportunities for the provision of green roofs and brown roofs to suitable buildings should be sought.
- SC3: Sustainable Drainage Systems (SuDS) should be designed into the landscape structure for the site to meet landscape, amenity, wildlife and sustainability objectives (see principle F4).
- SC4: Development should maximise the opportunity to be energy and resource efficient. Guidance on sustainable design techniques can be found in Part 4 of the Quality Design – West Berkshire Supplementary Planning Document (June 2006).

Biodiversity

- B1: The opportunity to achieve a net gain in biodiversity should be maximised by creating links between existing natural habitats on the site and surrounding area. Opportunities should also be taken to incorporate biodiversity within the development such as maintaining important tree belts, hedgerows, areas of grassland and making provision for species such as bats.
- B2: Plant species should be of predominantly local native chalk downland species with only native species selected for all external site boundaries and major tree planting.

Transport and accessibility

- T1: The rural character of Churn Road and Hockham Road should be retained so that they remain an attractive environment for use by horse riders, pedestrians and cyclists.

Planning Principles 6

- T2: Highway improvements in the surrounding locality should be limited, to ensure the existing carriageway width, banks and roadside trees or hedges are retained.
- T3: The existing main access to the site should be retained in order to ensure the streetscape is maintained.
- T4: The level of car parking should be set to reflect the most up-to-date standards at the time of any planning application, and take into account such things as the location and mix of dwelling types and the local levels of car ownership.
- T5: Cycling should be encouraged by providing sufficient cycle parking facilities in accordance with the West Berkshire Council Cycling Advice and Standards for New Development Guidance Note (June 2008)⁽³⁹⁾.
- T6: Measures to encourage travel choice should be developed through the implementation of a site travel plan. Details of the travel plan should be agreed with the Council's Transport Policy Team.

Lighting

- L1: The integrity of the dark night skies in the North Wessex Downs should not be compromised. Any inappropriate lighting can have a disproportionate impact. Where there is an identified need for lighting, guidance in Part 5 of the Quality Design – West Berkshire Supplementary Planning Document (June 2006) should be followed.

39 Cycling Advice and Standards for New Development Guidance Note. West Berkshire Council (June 2008)
<http://www.westberks.gov.uk/CHttpHandler.ashx?id=21061&p=0>

6 Planning Principles

How the Development Principles relate to the SPD Objectives

6.2 The following table shows which development principles relate to each SPD objective.

Table 2 Relationship between SPD Objectives and Development Principles

SPD Objective	Development Principle
To guide the comprehensive redevelopment of the site delivering a residential-led mixed use scheme whilst recognising the current and future role and function of Compton.	C1, LU1, LU2, LU3, LU6, GI3, D1, D2, D6.
To ensure future development conserves and enhances the natural beauty of the North Wessex Downs AONB in accordance with its national designation.	LC1 – LC7, LU1, LU2, LU3, LU6, D2, D3, D4, SC3, L1.
To maximise the provision of affordable housing	LU3, LU4, LU5, D1.
To ensure the provision of green infrastructure providing an attractive environment to live, work and spend leisure time.	LC5, LC6, LC7, GI1 – GI4, SC2, B1, B2, T2.
To ensure future development addresses flood risk from all sources of flooding.	F1 – F7, C2, GI3, SC2, SC3.
To ensure future development is of a high standard of design which protects and enhances the local distinctive character of the existing built and historic environment of Compton.	LU3, LU6, HE1, D1 – D7, SC1, T1 – T4, L1.
To ensure the infrastructure needs arising from future development are met.	SC1, SC4, T1 – T6.

7 Planning Obligations

7.1 Development of all scales create considerable impacts on the environment, facilities and services of the area in which it is located and places burdens and costs on the community. In order to ensure the impact of new development is minimised and social, environmental and economic benefits are provided to the community as a whole, the Council will seek developer contributions through planning obligations.

7.2 Planning obligations are legal agreements entered into by developers to undertake to do something in connection with their development that could not be secured by imposing a planning condition or by other statutory means. Planning obligations are a proper and recognised part of the planning system. For example, the Council will seek developer contributions, via Section 106 or Section 111 agreements and other statutory measures, in order to provide for additional facilities and the infrastructure demands that are generated as a result of new development.

7.3 In accordance with the National Planning Policy Framework and the Community Infrastructure Levy Regulations 2010 (as amended), planning obligations must only be sought where they meet all of the following tests:

- necessary to make the development acceptable in planning terms;
- directly related to the development; and
- fairly and reasonably related in scale and kind to the development.

7.4 Developer contributions will be sought from the redevelopment of the Institute site in accordance with the Council's Supplementary Planning Document (SPD) Delivering Investment from Sustainable Development (adopted June 2013), or any subsequent mechanism for securing mitigation measures. Contributions will be sought from both residential and commercial development, for both on site and off site provision. In all cases contributions will be agreed through negotiation based on the guidance in the SPD Delivering Investment from Sustainable Development and any other relevant considerations.

7.5 The SPD for developer contributions consists of a Core Guidance paper and a series of topic papers. The Core Guidance paper sets out the Council's overall approach to the provision of developer contributions and other forms of planning obligation in support of development plan policies. It also sets out the forms of development from which contributions will be sought, the nature of what will be sought and the scale of development from which particular types of contributions will be sought. The topic papers set out details of the contributions and obligations which will be sought on a topic basis. The current set of topic papers covers the following topics:

- Affordable Housing
- Transport
- Education
- Public Libraries
- Community facilities
- Health Care Provision
- Open Space
- Waste Management
- Environmental Enhancements
- Archaeology, Conservation and the Historic Environment
- Provision of Fire and Rescue Infrastructure
- Preventing Crime and Disorder
- Adult Social Care.

7 Planning Obligations

Community Infrastructure Levy

7.6 The Community Infrastructure Levy (CIL) is intended as a tool to secure contributions from developers towards improvements and enhancements to infrastructure required as a result of development. The Council is working on developing and adopting a CIL charging schedule to be in place for April 2014. The adoption of a CIL charge will restrict the use of S106 agreements to on-site infrastructure requirements and the provision of affordable housing. Once adopted by the Council CIL will be the main mechanism used to secure developer contributions towards improvements and enhancements to infrastructure required as a result of development.

7.7 The levy will be charged per square metre on the net additional increase of floorspace on most buildings that people normally use. Differential rates will be set based on the type of development and location. CIL is not charged on any affordable housing provided as part of the development.

Planning Application Requirements 8

8 Planning Application Requirements

8.1 Any planning application/s for the site will require a range of documentation and supporting information to enable the Council to assess the proposal and comply with the relevant legislation and guidance.

8.2 The following indicative list identifies the supporting statements that may be required to support any planning application/s for any future redevelopment of the site. This list is derived from the Planning Department's standard 'List of Required Documents' to support a planning application⁽⁴⁰⁾. The list below is not an exhaustive list and the documents listed are in alphabetical order.

- Affordable housing statement.
- Air quality assessment.
- Bat surveys and bat detector surveys.
- Biodiversity survey and report, including an Extended Phase 1 Habitat survey of on site habitats (tree belts, hedgerows, grassland and identification of opportunities for wildlife corridors, reptile, bird and badger surveys).
- Contamination assessment - Phase 1 Contamination Report accompanied by a preliminary risk assessment. Depending on the conclusions from Phase 1, a Phase 2 may be required which will involve a site investigation. This could then lead to the need for a Remediation Statement and Verification Report. This work should be in accordance with West Berkshire Council's guidance notes; Developing Potentially Contaminated Land: A Guide for Developers⁽⁴¹⁾.
- Daylight/Sunlight assessment.
- Design and Access Statement - with a clear comprehensive analysis of and response to the settlement pattern, built form and local distinctiveness of Compton village.
- Employment assessment – to include market demand for B1 uses.
- Environmental Statement – since the site is within an AONB and therefore in an environmentally sensitive area, as a minimum it will need to be screened for the need for an Environmental Impact Assessment (EIA) under the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999⁽⁴²⁾.
- Flood risk assessment (FRA) – this should cover infiltration testing and details of SuDS to be implemented. In addition, this may include groundwater modelling if required.
- Foul sewage and utilities assessment - to show that adequate water supply and sewerage infrastructure capacity exists both on and off the site to serve the development and that it would not lead to problems for existing users.
- Green infrastructure strategy for the site, including how it will contribute to and link with the village and open downland.

40 Forms and Fees <http://www.westberks.gov.uk/index.aspx?articleid=21604>

41 West Berkshire Council - Developing Potentially Contaminated Land: A Guide for Developers
<http://www.westberks.gov.uk/CHttpHandler.ashx?id=23808&p=0>

42 Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999
<http://www.legislation.gov.uk/ukSI/1999/293/contents/made>

8 Planning Application Requirements

- Heritage statement, including historical and archaeological features.
- Landscape and visual impact assessment.
- Landscape management plan for the restoration, enhancement and creation of existing and proposed green infrastructure.
- Lighting assessment, including night-time visual assessment of lighting impacts, and evidence of compliance with the Institute of Lighting Engineer's Environmental Zone 1.
- Noise impact assessment.
- Parking provision.
- Photographs/Photomontages.
- Planning obligations – Draft Head(s) of Terms.
- Planning statement.
- Pre-assessment estimator to show how residential development will achieve a minimum level of Code Level 4 (Code Level 6 from 2016) under the Code for Sustainable Homes.
- Pre-assessment estimator to show how any commercial development will achieve a minimum level of BREEAM Excellent.
- Site waste management plan.
- Statement of community involvement.
- Structural survey.
- Transport assessment.
- Travel plan.
- Tree survey and arboricultural impact assessment - of tree stock within and bounding the site.

8.3 The Council welcomes pre-application discussions concerning the development proposals and scope of supporting reports for any application to redevelop the site. Any pre-application discussions will be undertaken in accordance with the Council's formalised service for the provision of pre-application planning advice⁽⁴³⁾.

Appendix 1 Planning Policies

This appendix provides details of some of the relevant local planning policies applicable to any potential redevelopment of the Pirbright Institute site at Compton and supplements the review in Chapter 2. As there is not yet a masterplan or proposed scheme for the site the list of policies below is an initial guide only and would be subject to change depending on the development proposals submitted.

West Berkshire Core Strategy (2006-2026) (Adopted July 2012)

The Core Strategy sets out a series of Core Policies which form the policy basis for this SPD and any potential future redevelopment at the Institute site. These include (with a brief synopsis):

- **Policy ADPP1 Spatial Strategy** - the spatial strategy seeks to deliver the vision and objectives for the District and provides a broad indication of the overall scale of development in the District, and the infrastructure needed to support it. The strategy sets out that development will follow the existing settlement pattern and will be distributed according to a settlement hierarchy.
- **Policy ADPP5 North Wessex Downs Area of Outstanding Natural Beauty (AONB)** - the strategy for the AONB is to conserve and enhance the natural beauty of the landscape in accordance with its national designation. The AONB will have appropriate sustainable growth throughout the plan period to support the local communities and rural economy. Service villages will continue to meet the needs of their residents and surrounding communities. The Institute site at Compton is identified as an opportunity site adjacent to the existing settlement boundary. Opportunities will be sought to improve the accessibility to and within the AONB.
- **Policy CS1 Delivering New Homes and Retaining the Housing Stock** - provision will be made within the District for at least 10,500 net additional new dwellings and associated infrastructure over the plan period to 2026. New homes will be located in accordance with the settlement hierarchy outlined within the Spatial Strategy. Development will be encouraged on previously developed land.
- **Policy CS4 Housing Type and Mix** – residential development will be expected 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 having regard to; the character of the surrounding area; the accessibility of the location; the availability of existing and proposed local services, facilities and infrastructure; and evidence of housing needs and demand, whilst also making an efficient use of land.
- **Policy CS5 Infrastructure Requirements and Delivery** – the Council will work with infrastructure providers and stakeholders to identify requirements for infrastructure provision and services for new development and will seek to co-ordinate infrastructure delivery, whilst protecting local amenities and environmental quality.
- **Policy CS6 Provision of Affordable Housing** – a proportion of affordable housing will be sought from residential development with the starting expectation that this will be provided on-site. Subject to the economics of provision, on development sites of 15 dwellings or more (or 0.5 hectares or more) 30% provision will be sought on previously developed land, and 40% on greenfield land. The Council will seek a tenure split of 70% social rented and 30% intermediate affordable units, but will take into consideration the identified local need and the site specifics.

1 Planning Policies

- **Policy CS9 Location and Type of Business Development** - the Council seeks to facilitate and promote the growth and forecasted change of business development over the plan period. New office development will be directed towards existing town and district centres. The sequential approach should be used in support of any planning applications for office development outside defined centres. A range of types and sizes of employment sites and premises will be encouraged throughout the District to meet the needs of the local economy. Proposals for business development should be in keeping with the surrounding environment, not conflict with existing uses, promote sustainable transport and make efficient use of existing sites and premises.
- **Policy CS10 Rural Economy** – proposals to diversify the rural economy will be encouraged.
- **Policy CS13 Transport** – development that generates a transport impact will be required to fulfil a number of bullet points (depending on the type and sale of development) in order to encourage sustainable travel and to minimise the impact on the strategic and local road network.
- **Policy CS14 Design Principles** – new development must demonstrate high quality and sustainable design that respects and enhances the character and appearance of the area, and makes a positive contribution to the quality of life in West Berkshire. Considerations of design and layout must be informed by the wider context, having regard not just to the immediate area, but to the wider locality. Development shall contribute positively to local distinctiveness and sense of place.
- **Policy CS15 Sustainable Construction and Energy Efficiency** – new residential development will be required to meet a minimum of Code for Sustainable Homes Level 4, from 2016 this will rise to Level 6. Non-residential development will be required to meet a minimum of BREEAM Excellent. Major development shall achieve minimum reductions in total CO2 emissions from renewable energy or low/zero carbon energy generation on site or in the locality of the development, unless it can be demonstrated that such provision is not technically or economically viable.
- **Policy CS16 Flooding** – Development within areas of flood risk will only be accepted if it is demonstrated that it is appropriate at that location, and that there are no suitable and available alternative sites at a lower flood risk. When development has to be located in flood risk areas it should be safe and not increase flood risk elsewhere, reducing the risk where possible and taking into account climate change. A flood risk assessment would be required to demonstrate this along with a number of other requirements.
- **Policy CS17 Biodiversity and Geodiversity** – in order to conserve and enhance the environmental capacity of the District, all new development should maximise opportunities to achieve net gains in biodiversity and geodiversity in accordance with the Berkshire Biodiversity Action Plan and the Berkshire Local Geodiversity Action Plan. Opportunities will be taken to create links between natural habitats.
- **Policy CS18 Green Infrastructure** – the District’s green infrastructure will be protected and enhanced. New developments will make provision for high quality and multifunctional open spaces of an appropriate size and will also provide links to the existing green infrastructure network. Developments resulting in the loss of green infrastructure or harm to its use or enjoyment by the public will not be permitted.
- **Policy CS19 Historic Environment and Landscape Character** – in order to ensure that the diversity and local distinctiveness of the landscape character of the District is conserved and enhanced, the natural, cultural, and functional components of its character will be considered

Planning Policies 1

as a whole. Development will have regard to: the sensitivity of the area to change; ensuring it is appropriate in terms of location, scale and design in the context of the existing settlement form, pattern and character; the conservation and, where appropriate, enhancement of heritage assets and their settings; and accessibility to and participation in the historic environment by the local community. Development should be informed by and respond to: the distinctive character areas and key characteristics identified in relevant landscape character assessments; features identified in various settlement character studies (including Quality Design SPD, Compton Conservation Area Appraisal, Compton Parish Plan and Compton VDS); the nature of and the potential for heritage assets identified through the Historic Environment Record for West Berkshire and the extent of their significance.

West Berkshire District Local Plan 1991-2006 (Saved Policies 2007)

Two policies of particular relevance to this site are ENV.19 and ENV.20 as outlined below. ENV.19 relates to the re-use and adaptation of rural buildings whilst ENV.20 relates to proposals for the redevelopment of existing buildings in the countryside. Depending on the nature of the redevelopment on the Institute site the relevant policy will need to be taken into account.

- **Policy ENV.19 The Reuse and Adaptation of Rural Buildings** – proposals for the re use or adaptation of existing buildings in the countryside will be permitted subject to a set of criteria. In applying the criteria the Council will favour, where appropriate, the reuse and adaptation of rural buildings for business purposes.
- **Policy ENV.20 The Redevelopment of Existing Buildings in the Countryside** – proposals for the redevelopment of existing buildings in the countryside will be permitted where the proposal is in a sustainable location and particularly where it will assist the diversification of the rural economy and secure environmental improvements. Proposals must meet a set of criteria and the policy contains a definition for a sustainable location. Redevelopment would not be acceptable in cases where the existing buildings are in an advanced state of dereliction and vacant.

2 Glossary

Appendix 2 Glossary

AOD: Above Ordnance Datum, height relative to the average sea level.

Areas at risk from flooding: Land within Flood Zones 2 and 3, or land within Flood Zone 1 which has critical drainage problems and which has been notified to the local planning authority by the Environment Agency.

Area of Outstanding Natural Beauty (AONB): A national designation to conserve and enhance the natural beauty of the landscape. Compton is located within the North Wessex Downs AONB which covers 74% of West Berkshire.

Conservation Area: Areas of special architectural or historic interest which area designated to offer greater protection to the built and natural environment.

Economic development: Development, including those within the B Use Classes, public and community uses and main town centre uses (but excluding housing development).

Evidence base: Background information on the District, including its needs and predictions of what might be needed in the future.

Flood Risk: Risk from all sources of flooding – including from rivers and the sea, directly from rainfall on the ground surface and rising groundwater, overwhelmed sewers and drainage systems, and from reservoirs, canals and lakes and other artificial sources.

Flood Risk Assessment (FRA): An assessment identifying and assessing the risks of all forms of flooding to and from the development and demonstrate how these flood risks will be managed so that the development remains safe throughout its lifetime, taking climate change into account.

Flood Zone 1: Land assessed as having a less than 1 in 1,000 annual probability of river flooding (<0.1%). This zone has a Low Probability of flooding.

Flood Zone 2: Land assessed as having between a 1 in 100 and 1 in 1,000 annual probability of river flooding (1% - 0.1%). This zone has a Medium Probability of flooding.

Flood Zone 3a: Land assessed as having a 1 in 100 or greater annual probability of river flooding (>1%). This zone has a High Probability of flooding.

Flood Zone 3b: Also called the functional floodplain. Land where water has to flow or be stored in times of flood.

Geodiversity: The range of rocks, minerals, fossils, soils and landforms.

Green Infrastructure (GI): A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.

Material consideration: A factor or document which can be taken into account in deciding a planning application.

National Planning Policy Framework (NPPF): Published March 2012 and sets out the Government's planning policies for England and how these are expected to be applied. It replaces the previous Planning Policy Statements and Guidance.

Glossary 2

Sustainable Drainage Systems (SuDS): A terms used to describe various approaches that can be used to manage surface water drainage in a way that mimics the natural environment.

Wildlife corridor: Areas of habitat connecting wildlife populations.

If you require this information in an alternative format or translation, please contact Planning & Countryside on Telephone 01635 42400.

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