

| Item No. | Application No. and Parish | Statutory Target Date | Proposal, Location, Applicant |
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| (1) | 20/01336/OUTMAJ Compton | 18 th September 2020 ¹ | <p>Hybrid application: 1) Outline planning permission (all matters reserved with the exception of access), for development comprising of up to 160 residential units (Class C3), the provision of landscaping, construction of access and street lighting, car and cycle parking, other associated infrastructure, sustainable drainage systems, engineering works and mitigation measures including the construction of internal roads. The proposal includes at least 1.75 hectares of employment land (Class B1) associated with the retention of the Intervet building and a playing field (Class D2) associated with the retention of the existing Cricket Pitch. 2) Full planning permission for the demolition of existing buildings, structures and hardstanding along with preparatory works including earthworks, remediation, utility works and associated mitigation measures. The change of use of land including the creation of public open space and wildlife area.</p> <p>Institute for Animal Health, High Street, Compton.</p> <p>Homes England.</p> |

¹ Extension of time agreed with applicant until 30th January 2022.

The application can be viewed on the Council's website at the following link:
<https://publicaccess.westberks.gov.uk/online-applications/20/01336/OUTMAJ>

Recommendation Summary: To DELEGATE to the Service Director – Development & Regulation to GRANT planning permission subject to conditions and the completion of a S106 legal agreement.

Ward Members: Councillor Carolyne Culver

Reason for Committee Determination: More than 10 letters of objection
Development Control Manager

Committee Site Visit: 9th December 2021

Contact Officer Details

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1. Introduction

- 1.1 The site was previously used by the Institute of Animal Health. At present only the Gatehouse building and Intervet are occupied and in use, the remaining buildings are vacant.
- 1.2 This is a hybrid application, meaning that part of the development is applied for in full, and part in outline with detailed matters reserved for later consideration. The application seeks full planning permission for the demolition of the existing buildings, structures and hardstanding (except the two in current use), as well as earthworks, remediation, utility works associated with addressing the land contamination on site. The full application also seeks change of use of land for the creation of public open space and wildlife area.
- 1.3 The outline part of the application is for up to 160 houses and associated works. The outline application is not seeking approval for layout, scale, appearance and landscaping; these are all reserved matters. The outline application is seeking detailed approval for access only; that is the vehicle access from the High Street to serve the proposed residential area, and the existing two accesses off Churn Road to the west to the existing and proposed employment area.
- 1.4 The proposal was amended twice during consideration of the application. The land use parameter plan included the land to the north of the site to be built upon, no additional employment area other than that in existing use, and was for up to 250 dwellings. An amendment to 185 dwellings removed housing from the north of the site and reduced the housing area to the centre of the site to instead include an additional area of future employment land. The final amendments reduced the dwellings to 160.
- 1.5 The setting and constraints of the site are as follows:
 - The site is allocated, HSA23 for approximately 140 dwellings.
 - The northernmost part of the site is outside the settlement boundary of Compton and in the open countryside.
 - A conservation area is along part of the boundary to the east of the site.
 - It is within the North Wessex Downs Area of Outstanding Natural Beauty.
 - The southern edge of the site is in flood zones 2 and 3.
 - The site is in an area of archaeological interest.
 - There is a public right of way around the boundary to the north of site and other public rights of way to the east and west of the site.

- There are tree preservation orders on site towards the south and just beyond the site boundary to the south of the site.
- 1.6 A number of parameter plans have been submitted which if permission were granted would need to be complied with including reserved matters stage for the outline application. These are:
- Land use plan
 - residential development only within the B1, C1-C4 parcels shown on the plan which are to the east of the existing Intervet building and to the south of the site, but not below or into the existing cricket ground.
 - There is a no-build zone to the south east which is in flood zone 2 and 3.
 - An area immediately south of Intervet which is reserve for future employment use.
 - The remainder of the site would be retained as existing landscaping and open space. The northern part of the site would have additional landscaping works but would not be built on.
 - Green infrastructure plan
 - The area between the C1-C4 residential parcels would be a central green street – ie not hardstanding or parking.
 - Category A and B trees would be retained.
 - Cricket pitch would be retained.
 - Green buffer planting between the Intervet and proposed employment land and the B1 residential parcel.
 - The northern part to be landscaped to provide additional wildlife habitat.
 - The remaining land outside the built areas to include public open space.
 - Movement plan
 - Primary access would be that existing off High Street into the proposed residential areas.
 - Two existing accesses off Churn Road towards the north of the site for the existing and proposed employment land.
 - Proposed footpaths through the central green street, around the perimeter of the C1-C4 residential parcels of land and to the eastern side of the B1 residential parcel of land.
 - Footpath extending north of the B1 parcel of land through the eastern side of the wildlife area joining Hockahm Road and the existing public rights of way.
 - A footpath across the site between B1 and C1-C4 parcels of land from Churn Road to Hockham Road. This would connect with existing public rights of way.
- 1.7 The demolition would be in 5 phases as set out in the demolition plan. Each phase would entail the demolition of between 4-15 buildings/structures, with the exception of the final phase which would be 26 buildings/structures (some in this phase have very small footprints, although it also includes the largest structure).
- 1.8 Planning History

1.9 The table below outlines the relevant planning history of the application site.

| Application | Proposal | Decision / Date |
|--------------------|--|----------------------------------|
| 00/01207/FUL | Extension to existing mess area and additional storage area for existing S.P.F building | Approved 2001 |
| 01/00566/FUL | Disposal of spoil from sheep shed development (Retrospective) | Approved 2002 |
| 01/01513/FUL | The installation of a free standing water break tank to increase water storage capacity. Tank to be sited at first floor level supported by structural steel and foundations | Approved 2001 |
| 02/00379/FUL | New replacement of existing boundary fencing to provide additional security to research premises and staff (phase II) | Approved 2002 |
| 02/01967/FUL | A single storey extension to the existing HSU at Compton for experimentation for improved animal health | Approved 2002 |
| 03/02216/FUL | The erection of a new steel-framed agricultural building for the loose housing of cattle on straw-bedded areas, with access to pasture | Approved 2003 |
| 07/0105/FUL | Erection of profiled metal storage shed and re-siting of 2 mobile storage units from near building C092 (to be sited adjacent to building C067) | Approved 2007 |
| 08/00827/AGRIC | Three animal feed bins. | Prior approval not required 2008 |
| 08/01260/FUL | Proposed cabin | Approved 2008 |
| 08/02073/FUL | Profiled steel enclosure to bunded (existing) oil storage tanks adjacent to boiler house | Approved 2009 |
| 09/00085/FUL | The erection of two single storey extensions one for a plant room for air handling equipment and changing rooms and a single storey plant room for a boiler house and heat transference equipment. In addition there are minor ancillary accommodation works including new retaining | Approved 2009 |

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| | wall, concrete hard standing for standby generator which also involves the removal of an existing chamber. | |
| 09/02080/FUL | Installation of a nitrate reduction plant to the pump house and a storage tank both set on top of concrete hard standing | Approval 2010 |
| 15/03052/FUL | Installation of a new HV transformer including ancillary plant and secure enclosure fence | Approved 2016 |
| 96/48260/ADD | Hostel accommodation comprising - 4 No. 2 Bed 4 person houses, 1 No. 1 Bed 2 person houses, 8 No. 1 Bed 2 person flats, 35 No. 1 person bedsits. Total units 48. Laundry room, Creche and functions Buildings. | Approved 1996 |
| 20/01161/FUL | To install a Portakabin to be used as offices for a temporary period of 104 weeks | Approved 2000 |
| 00/57420/FUL | New replacement or recladding of existing boundary fencing to provide additional security to research premises and staff | Approved 2000 |
| 00/56799/OUT | Residential | Withdrawn 2000 |
| 98/54038/FUL | Additional fuel oil tank platform above existing tanks | Approved 1999 |
| 98/53863/FUL | Erection of modular building forming new biological support unit (acdp - ac level 3 facility) | Approved 1998 |
| 98/52558/FUL | Extension to existing paracox facility. formation of car park and link bridge. relocation of generator-propane tank(s) and formation of bin/chemical stores | Approved 1998 |
| 97/50003/FUL | Two agricultural sheep rearing buildings | Approved 1997 |
| 96/49582/FUL | Construction/extension of existing single storey canopy over new temporary office unit and single emergency shower (retrospective) | Approved 1996 |
| 96/49548/FUL | Extension of existing incinerator chimney with a 1.6m long silencer (retrospective) | Approved 1996 |

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| 96/49432/FUL | Staff restaurant. | Approved 1996 |
| 96/49021/FUL | Construction of new laboratory building for basic scientific research into vaccines- also external landscaping- mechanical plant compound- delivery and maintenance road access. | Approved 1996 |
| 96/48527/FUL | Modular building forming new biological support unit (acdp - ac level 3 facility). | Approved 1996 |
| 96/48160/FUL | Construction of new portal framed building to house two new incinerators and a fumigation room. | Approved 1996 |
| 96/48001/FUL | Sheep rearing buildings | Approved 1996 |
| 95/47768/FUL | Construction of new portal framed building to house two new incinerators and fumigation room. | Approved 1996 |
| 95/47570/REM | Hotel accommodation comprising 4 no 1 bed 4 person houses 1 no 1 bed 2 person house 8 no 1 bed 2 person flats 35 no 1 person bedsits (total units 48 no) plus laundry room creche and functions building. | Withdrawn 1995 |
| 94/45810/FUL | Extension of existing and construction of a new incinerator house- replacement of two chimneys. | Approved 1995 |
| 93/43969/ADD | Hostel accommodation comprising 4 no. 2 bed 4 person houses. 10 no. 1 bed 2 person flats- 35 no. 1 person bedsits and 1 no. laundry room- creche facility and clubroom/cricket pavilion. | Approved 1996 |
| 93/43543/ADD | Stainless steel letters projecting sign. both illuminated | Approved 1993 |
| 92/40704/ADD | New gas store to paracox facility | Approved 1992 |
| 91/39115/ADD | Relaxation of condition no 7 of planning permission 136221 | Approved 1991 |
| 90/38549/ADD | Reroofing and refurbishment of buildings a b and c provision of new plant room between building b & c laboratory and animal rearing etc | Approved 1991 |

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| 90/38454/ADD | Two new electrical substations and extension to existing substation | Approved 1992 |
| 90/38453/ADD | Additional boiler flue to existing boiler house | Approved 1991 |
| 90/37288/ADD | Two laboratory blocks | Approved 1992 |
| 89/36221/ADD | Experimental animal house poultry unit and treatment plant | Approved 1990 |
| 89/36145/ADD | 2 laboratories | Cannot determine |
| 89/35566/ADD | Change of use and alterations to library and student accommodation | Approved 1989 |
| 89/33811/ADD | Hoarding v shaped 2 posters 5 ft x 10 ft | Refused 1989 |
| 84/23040/ADD | To widen gateway approximately 5 metres to allow easier access | Approved 1985 |
| 81/16118/ADD | Erection of new animal rearing accommodation | Approved 1981 |
| 80/14301/ADD | New research building on site of existing animal houses which are to be demolished | Approved 1979 |
| 79/11766/ADD | Non illuminated projecting sign | Approved 1978 |
| 78/07912/ADD | Replace and resite existing petrol installation with a view to installation which will comply with present day safety regulations | Approved 1978 |
| 77/07500/ADD | The modification of an existing farm building to re house existing bank branch office | Approved 1977 |
| 77/06498/ADD | Remove existing decaying roofs and replace with new on the isolation compound animal holding buildings | Approved 1977 |
| 77/05833/ADD | Replacement of chimney and boilers to central boiler house | Approved 1997 |
| 77/05782/ADD | To resite representation into a caravan owned by the institute of banking purposes | Refused 1977 |

2. Procedural Matters

- 2.1 The proposal has been subject to screening and scoping under the Environmental Impact Assessments (EIA) Regulations. As EIA development the application included the submission of an Environment Statement (ES). In accordance with the EIA Regulations the ES has been submitted to the Secretary of State and a response confirming they wish to make no comments on its contents has been received.
- 2.2 Under the Community Infrastructure Levy Charging Schedule adopted by West Berkshire Council and the government Community Infrastructure Levy Regulations the proposal would be liable for CIL for the residential development. The liability would be calculated at reserved matter stage as it is based on floor space created.
- 2.3 The Town and Country Planning (Development Management Procedure) (England) Order 2015 (DMPO) sets out the requirements for the publicity of planning applications.

Site notices were displayed by access points into the site on 8 July 2020 to expire on 29 July 2020. A further consultation on amended plans and additional information including site notices took place on 22 July 2021 until 12 August 2021, and a final consultation took place between 18 November 2021 and 2 December 2021. The Authority has therefore discharged their duty to publicise applications in accordance with the DMPO.

- 2.4 The Planning Casework Unit has contacted the Local Planning Authority in regard to a request for the Secretary of State to call in the application for determination in the event that the Committee's resolution is to approve. Therefore in the event of a resolution to grant permission officers will refer this matter to the Planning Casework Unit for confirmation as to whether the Secretary of State wishes to call in the decision.

3. Consultation

Statutory and non-statutory consultation

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

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| Compton Parish Council: | Objection. <u>Comments on 160 houses include:</u> It remains that the proposal considerably departs from allocation policy HSA23 and the local framework and emerging Compton Neighbourhood Development Plan. It's major development in the AONB and there are no exceptional circumstances that demonstrate it's in |
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| | <p>the public interest to override the failure to conserve and enhance the AONB.</p> <p>It's a material increase above the allocation of 140. Without sight of the viability assessment to underpin the application proposal the reduction in number of dwellings appears somewhat arbitrary.</p> <p>The growth to the service village is unbalanced and doesn't respond to the character and function of the village as required by HSA23. No consideration to single storey and accessible housing as part of the masterplan for an appropriate mix of dwelling types. The proposal does not establish a framework for the delivery of employment land and floorspace to offset the loss of the employment site and create a mix of uses on site.</p> <p>There's insufficient evidence to demonstrate the hostel cannot be retained and refurbished to accord with HSA23 and the Compton NDP policy C6. The demolition of the nursery buildings result in the loss of valued community facilities identified as strong potential for accommodating community uses to meet identified need. The value of the cricket ground is diminished by the demolition of all ancillary facilities with no replacements.</p> <p>The application does not define the parameters to delivery affordable housing for those with a local connection. The design guide and design and access statement do not sufficiently define appropriate densities and heights across the site. Inadequate consideration of the pedestrian connectivity with the rest of Compton or promote pedestrian movement to the south side of the High Street. The illustrative drainage strategy is incompatible with the amount of development and conflicts with other proposals on site. The exclusion of public access from restored area A is contrary to the design principles of the site's SPD as an informal recreational resource. Insufficient details on the full application design, strategy, maintenance and management of public open space and wildlife areas.</p> <p>Failure to demonstrate how it will support transition to a low carbon future with no defined scheme for renewable and low carbon energy. The scale of development cannot be adequately accommodated by water supply and waste water. The demolition and construction phases should be subject to an hours of work condition and a detailed demolition and construction method statement. The design guide has not been subject to any public consultation.</p> <p><u>Previous comments on 250 houses include:</u> Major development in the AONB that would not conserve landscape beauty;</p> |
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| | <p>substantially above the allocation for 140 homes and extends into the area beyond the settlement boundary; unbalanced growth at a service village; inappropriate mix of housing; insufficient offset of loss of employment land; inadequate community facility provision; density; lack of connectivity for pedestrians; conflict between drainage strategy, illustrative master plan and green infrastructure plan; lack of information on low carbon development; issues of water supply and waste water; hours of work.</p> |
| <p>Hampstead Norreys Parish Council (adjacent):</p> | <p>Objection.</p> <p><u>Comments on 160 houses include:</u> Comments previously submitted are still valid despite the reduction in houses which is still greater than that of the allocation.</p> <p><u>Previous comments on 250 houses include:</u> significant impact on parish including the B4009 which is not fit for increased traffic and impact on pinch point on Cow Lane in East Ilsley and the junction on to the A34 at East Ilsley.</p> |
| <p>East Ilsley Parish Council (adjacent):</p> | <p>Objection.</p> <p><u>Comments on 160 houses include:</u></p> <p><u>Previous comments on 250 houses include:</u> 79% increase of housing above that allocated; fail to conserve landscape character; lack of community amenities; lack of smaller homes; inadequate water and waste water provision including for emergencies; density; lack of measures to tackle the climate emergency; radioactive and biological contamination and risks of further contamination with any danger to public health dealt with prior to planning; traffic through East Ilsley dangerous where there is a one way system and lack of pedestrian routes with buildings close to the road edge; risk of damage to listed buildings and buildings in a conservation area; racing stable access via pinch point at Cow Lane; access onto A34; pressure on school places and GP surgery; flooding.</p> |
| <p>Ashampstead Parish Council (adjacent):</p> | <p>Objection.</p> <p><u>Comments only received on amendments to 185 houses, including:</u> Concern regarding local traffic generated from Compton to Reading along Aldworth Road in Ashampstead which is effectively single track in places. The Councillors hope that this will be considered when determining the density of residential units permitted on the site.</p> |

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| <p>Highways England:</p> | <p>No objection (to both 250 houses and 160 houses).</p> <p><u>Comments on 160 houses include:</u> We will be concerned with proposals that have the potential to impact on the safe and efficient operation of the strategic road network, in case of this proposal, the A34. Our recommendation remains the same as no objection.</p> <p><u>Previous comments on 250 houses include:</u> Requested junction modelling files for all strategic road network junctions (A34 East Ilsley junctions) assessed within the Transport Assessment where application is for 250 dwellings but allocated for approximately 140. Following receipt of this further information, justification and model adjustments and outputs were requested. In their final response no objections were raised.</p> |
| <p>Highway Authority (WBC):</p> | <p>No objection subject to conditions.</p> <p><u>Comments on 160 houses include:</u> Much of the site layout will not be approved until reserved matters. The illustrative site layout is acceptable but care will need to be taken ensuring pedestrian and cycle routes will be overlooked as much as possible.</p> <p><u>Previous comments on 250 houses include:</u> Amended plans requested to confirm sight lines can be achieved. Matters regarding access, traffic generation, traffic modelling and mitigation are considered acceptable. Site layout should be given greater consideration to avoid cul-de-sacs, internal roads be of an adoptable standard.</p> |
| <p>West Berkshire SPOKES:</p> | <p>Only one set of comments received on amendments that the proposal would be a large influx of housing and whilst no cycling infrastructure is in place all houses should have cycle storage on site and roads, pavements around the estate which are suitable and provision for traffic free cycling.</p> |
| <p>Thames Valley Police:</p> | <p><u>Comments on 250 houses include:</u> Comments on the layout for reserved matters: limited surveillance of cricket green and amenity space; suggest active rooms to overlook courtyard parking areas and located in harder to access areas with appropriate boundary treatments; vulnerable side and rear elevations to some dwellings; footpaths through the site could be excessively permeable making it difficult for residents to distinguish passers-by as local or not.</p> <p>No comments received on amendments to 160 houses.</p> |

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| Royal Berkshire Fire & Rescue Service: | <p>Condition advised.</p> <p><u>Comments on 160 houses include:</u> Fire service access and structural fire precautions and means of escape to comply with separate legislation. It's to be noted that the service operates vehicles exceeding the requirements so that structures on site such as bridges have the full vehicle carrying capacity.</p> <p><u>Previous comments on 250 houses include:</u> Objection regarding insufficient information for firefighting water supplies – suggested condition to overcome objection.</p> |
| Thames Water: | <p>Issues raised with regard to foul water and water capacity, with conditions recommended.</p> <p><u>Comments on 160 houses include:</u></p> <p><u>Previous comments on 250 houses include:</u> Upgrades to the waste water network are required beyond 20 dwellings capable of being accommodated on site; public sewers are in proximity to the development and require access for maintenance etc; off site upgrades to water infrastructure are required beyond 49 dwellings capable of being accommodated on site; no construction of the water main within 5m of the development; piling details to be agreed where there's a strategic water main within 15m of the development; no construction within 3m of water mains within the site; easements and wayleaves within the site which are not to be affected by the development.</p> |
| Ministry of Defence: | <p>No objection to original or amended proposal with regard to their safeguarding areas.</p> |
| Natural England: | <p>No objection to original or amended proposal with regard to potential significant impacts on the natural environment.</p> |
| Environment Agency: | <p>No objection subject to conditions.</p> <p><u>Comments on 160 houses include:</u> The applicant has now carried out detailed hydraulic modelling showing a reduced flood risk on site compared to previous assumptions. A pre-application methodology review was undertaken by the Environment Agency and are satisfied with the methodology proposed for use in the flood risk assessment and shows the proposed development to be outside the 1% annual exceedance probability (1 in 100) 70% extent. Objection is removed subject to conditions on the flood risk assessment, finished floor levels, no raising of ground levels.</p> <p>On groundwater quality and contaminated land: it's been identified that a number of former activities such as</p> |

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| | <p>landfilling, hydrocarbon storage, animal disposal and incineration and research could have led to pollution of groundwater. The site also is covered in part within a source protection zone (SPZ) so groundwater in the Chalk aquifer is sensitive. Although this SPZ is related to former use of the site for potable supply, so if the licence is revoked this may not be an issue. Therefore it would be useful to know the long term proposals for this abstraction. We note it states further intrusive investigations are proposed in section 7 of the report. We would concur with this and recommend that groundwater quality is ascertained for the site. Conditions required for site investigation scheme, remediation strategy and verification plan, and a condition on verification on completion of remediation.</p> <p>With regard to drainage no infiltration sustainable drainage measures is to be conditioned due to the potential contamination due to the risk to controlled waters.</p> <p><u>Previous comments on 250 houses include:</u> Objection. Inadequate flood risk assessment with regard to precautionary design flood level, finished floor levels, impacts on flood plain storage.</p> |
| <p>Local Lead Flood Authority (WBC):</p> | <p>Objection.</p> <p><u>Comments on 160 houses include:</u></p> <p><u>Previous comments on 250 houses include:</u> Objection. Reduction in discharge rate requested; concern insufficient space with number of houses proposed available for sustainable drainage measures; amendments to drainage proposal sought.</p> |
| <p>Campaign to Protect Rural England, Berkshire:</p> | <p>Objection.</p> <p><u>Previous comments on 250 houses include:</u> urbanising impact, detrimental impact on local services and traffic. Viability and land contamination should be revisited.</p> <p>No comments received on proposal for 160 houses.</p> |
| <p>Archaeology (WBC):</p> | <p>No objection subject to conditions.</p> <p><u>Previous comments on 250 houses include:</u> There is some archaeological interest due to the later prehistoric features in the area. Though much of the site was developed in the 20th century there remains some potential outside the footprint of the existing buildings. The proposed residential redevelopment is likely to have an impact on any surviving archaeology.</p> |

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| | <p>Therefore a programme of archaeological supervision is required by condition. The former Institute of Animal Health played an important part in the recent history of the village as well as being a national research centre established in the 1930s. A record of the physical layout should be collated and building recording is required by condition.</p> <p>No comments received on proposal for 160 houses.</p> |
| Conservation (WBC): | <p>No objection on both original 250 houses and 160 houses proposed.</p> <p>Comments include: this application is not considered to raise significant building conservation issues in terms of direct impact on designated heritage assets within or outside the site, or their settings. A small part of the application site in its south east corner impinges on the Compton Conservation Area, but in the outline proposals for this part of the site indicate an enhancement of its setting with area of open space.</p> <p>A comprehensive Archaeological and Built Heritage Statement has been submitted with the application, which includes an assessment of the buildings on the application site itself (all non-designated), the conclusions of which are noted and accepted.</p> |
| Landscape Consultant (external): | <p><u>Comments on 160 houses include:</u></p> <p><u>Previous comments on 250 houses include:</u> Proposals do not respond to local context with regard to height of dwellings, urbanising in impact out into open downland, high density within area allocated for housing, lack of buffer from development of site into area beyond housing allocation.</p> |
| Environmental Health (WBC): | <p>No objection subject to conditions.</p> <p><u>Previous comments on 250 houses:</u> I support this application as it will deal with a legacy of contaminated land present at this site. Although a comprehensive contaminated land investigation has been undertaken a number of areas across the site have not been investigated due to the presence of buildings on site that were not accessible to allow investigation beneath them. Therefore further site investigations and risk assessment are required following the removal of buildings on site to confirm the potential ground and contaminative risks at the site and any further remediation.</p> |

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| | <p>Due to the extensive construction required a construction management plan will be needed. Hours of work condition is recommended in order to control potential noise from the site.</p> <p>As the proposal also includes B1 permission a noise impact assessment is required in order to protect the proposed residential properties on site. No comments received on amendments to 160 houses.</p> |
| Public Rights of Way (WBC): | <p>No objection subject to conditions and planning obligation.</p> <p><u>Previous comments on 250 houses include:</u> It's noted that 'Green Infrastructure' is proposed within the site, and the 'restoration of an old footpath'. Details required of the proposed legal statuses, and mechanisms for the future maintenance of the proposed new green infrastructure.</p> <p>A large increase in local population would result in increased demand for use of the network of rights of way in the local and wider area, including The Ridgeway National Trail. This is ample justification for S.106 and CIL allocations towards improvement to this network.</p> <p>No comments received on amendments to 160 houses.</p> |
| Tree Officer (WBC): | <p>No objection subject to conditions.</p> <p><u>Previous comments on 250 houses include:</u> Details of existing trees, individual trees and groups to be removed and suitable tree protection measures are comprehensively reported and the details provided are satisfactory.</p> <p>Reference to proposed new planting, replacement trees to mitigate the loss of the trees to be removed, landscaping and wildlife area are mentioned in the Design and Access Statement and main Planning Statement however further details of these elements would be required prior to any development commencing. Further details required which can be provided by conditions on tree protection measures, landscaping, and landscape management plan.</p> <p>No comments received on amendments to 160 houses.</p> |
| Ecology (WBC): | <p><u>Comments on 160 houses include:</u></p> <p><u>Previous comments on 250 houses include:</u> Compensation habitat required for loss of brownfield habitat, overlap required between vegetation clearance and planting, urban heat to be considered when extent of loss and replacement hardstanding</p> |

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| | known, lighting strategy required, potential for land grab in illustrative masterplan would need to be addressed at reserved matters, onsite ponds and ditches should be created to slow water leaving the site. |
| Education Service (WBC): | <p>Comments on <u>250 houses include</u>: It's anticipated that the impact of the development can be met, based on the predictions around demographic growth in the area and proximity to local schools, in and just outside the catchment area. If the demographic picture were to change at the time development commences we would look to CIL to mitigate the impact as required at that time.</p> <p>No comments received on amendments to 160 houses.</p> |

Public representations

- 3.2 The Local Planning Authority database has recorded nearly 330 contributors on the application. Of the representations receive 3 are in support, and the remaining contributors object to the proposal. The stated number of contributors refers to individuals, not the number of comments received – some individuals have commented once, others on each consultation.
- 3.3 The full responses of all representations may be viewed with the application documents on the Council's website, using the link at the start of this report. In summary, the following main issues/points have been raised:

Objection Matters Raised

- Number of houses proposed above the number allocated.
- Number of houses necessitates a higher density out of keeping with the village.
- Local services cannot support the higher housing numbers.
- Environmental impact of demolition and rebuild compared to reuse and re-purpose.
- Thames Water advise insufficient infrastructure for above 20 houses for sewerage and water. Sewage has flooded roads.
- Minimum floor height of 103.6m AOD insufficient to ensure flooding to properties won't occur.
- Lack of commitment to renewable energy and energy efficient buildings.
- No need to exceed the allocation number of houses on the basis of land contamination remediation costs.
- Increase in traffic along roads unsuited to that volume and suffer from flooding, and unsafe access to/from the A34.
- Unsustainable location for cycling and walking and limited transport options.
- Insufficient car parking proposed.
- No improvement to education, health or employment proposed. Local GP practice at capacity, schools oversubscribed.
- Lack of provision for shared facilities for the village.

- Proposal doesn't respond to the Conservation Area of Area of Outstanding Natural Beauty or the character of Compton.
- Loss of wildlife from extent of build area and the redevelopment.
- Lack of provision for children.
- Increase in noise and pollution from the development.
- Increase in noise, pollution, vibration and damage to property from heavy construction vehicles.
- Timescale of development and disruption over extended period.
- Level of contamination including biohazard and radiation not fully disclosed or how it will be managed to protect residents health.
- Proposal fails to comply with the policy allocation and SPD and Compton NDP.
- Scale of development impact on local village feel of Compton in the AONB.
- Lack of proximity to employment.
- Light pollution and loss of bats.
- Concern about the viability justification of land contamination justifying additional development.
- Single site entrance inadequate for the number of houses proposed.

Support Matters Raised

- Support increasing housing accommodation in the village.
- Specifically on the revised flood risk assessment support the conclusions that 101m AOD is used as the design fluvial flood level for the development. Consideration should be given to installing SuDS drainage overflows into the River Pang where they're located on lower areas of the site adjacent to dwellings.

4. Planning Policy

4.1 Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The following policies of the statutory development plan are relevant to the consideration of this application.

- Policies ADPP1, ADPP5, CS1, CS4, CS5, CS6, CS9, CS11, CS13, CS14, CS15, CS16, CS17, CS18, CS19 of the West Berkshire Core Strategy 2006-2026 (WBCS).
- Policies GS1, HSA23, C1, C3 and P1 of the Housing Site Allocations Development Plan Document 2006-2026 (HSA DPD).
- Policies RL.1, RL.2, RL.3, OVS.5, OVS.6, ENV.19, and TRANS.1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

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

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- National Design Guide

- North Wessex Downs AONB Management Plan 2019-24
- West Berkshire Landscape Character Assessment (2019)
- WBC Quality Design SPD (2006)
- WBC Planning Obligations SPD (2015)
- WBC Sustainable Drainage SPD (2019)
- Pirbright Institute Site, Compton SPD (2013)
- Compton Neighbourhood Development Plan
- Regulation 18 consultation draft of the Local Plan Review

5. Appraisal

5.1 The main issues for consideration in this application are:

- Principle of development
- Employment
- Community uses
- Landscape character
- Density, housing mix and affordable housing
- Heritage
- Sustainable construction and energy efficiency
- Green infrastructure
- Public open space
- Biodiversity
- Trees
- Amenity
- Flooding
- Highway

Principle of development

Local Plan Review and Compton NDP

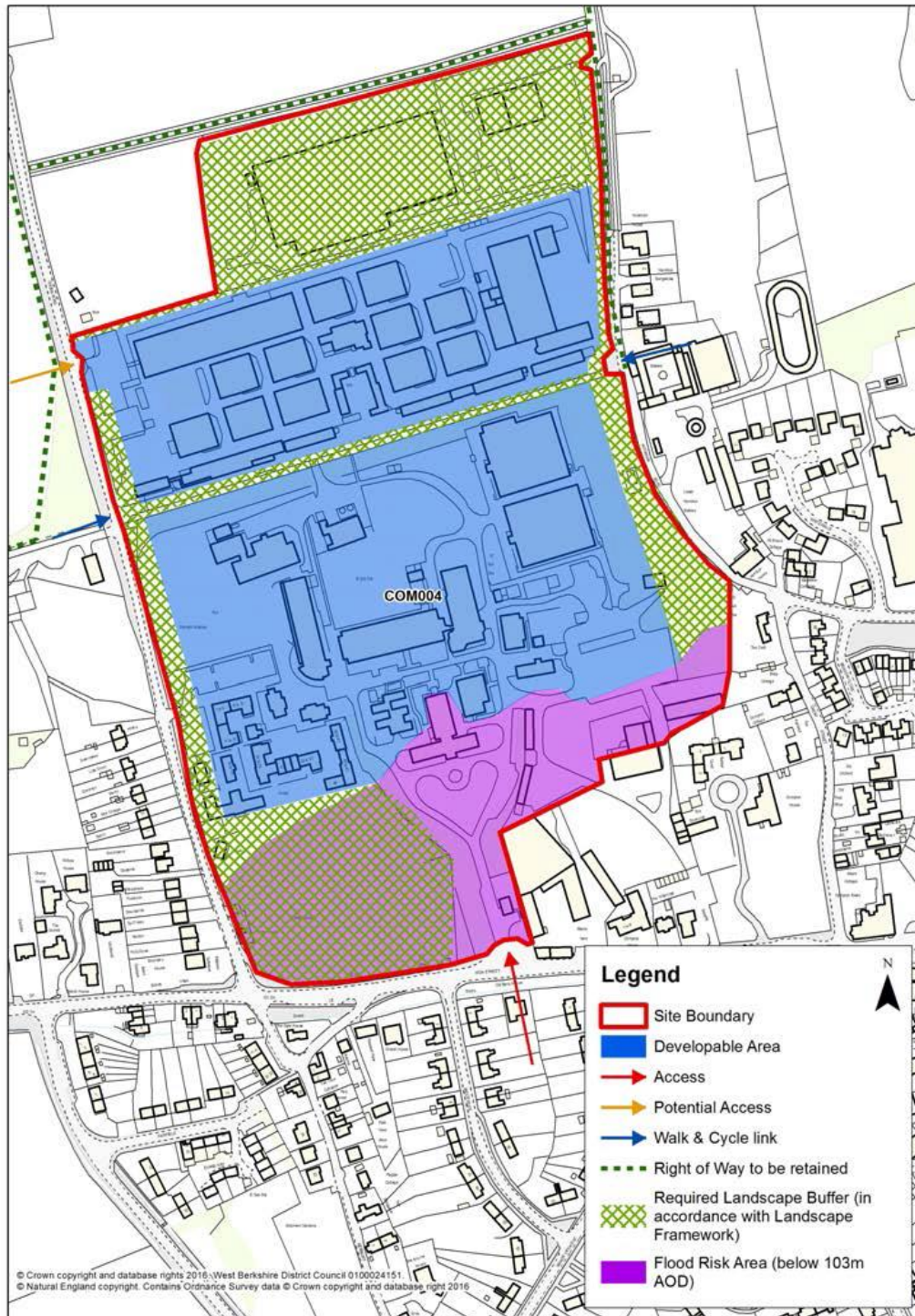
- 5.2 According to paragraph 48 of the NPPF, local planning authorities may give weight to relevant policies in emerging plans according to: (a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given); (b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and (c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).
- 5.3 The Council is undertaking a Local Plan Review to identify development required to meet local needs, set out the strategy for distributing development, and outline policies for conserving and enhancing the natural and built environment until 2037. A consultation was undertaken on an emerging draft in December 2020.

- 5.4 The approach of the emerging draft local plan review is to allocate strategic housing sites except in designated neighbourhood areas, if that area chooses to allocate housing. Compton designated a neighbourhood area in 2017 but is not proposing to allocate housing. This is because there is an existing allocation by the local planning authority within the neighbourhood area for approximately 140 dwellings (policy HSA23). Under local plan review Policy SP15 it is proposed to continue to allocate this site for same approximate number of dwellings under the same policy wording.
- 5.5 The Council's Local Plan Review attracts limited weight where it has not been tested and may be subject to change following the next stage of consultation. However, it is clear the direction is to continue to allocate the site as part of identifying development to meet local need and for distributing development.
- 5.6 Preparation of a Neighbourhood Development Plan has several statutory stages. The Compton NDP has passed independent examination and been to Full Council where it was agreed the NDP can continue to referendum. The NDP therefore carries considerable weight where it has been confirmed that it is legally compliant and meets the basic conditions, one of which is the general conformity with the NPPF. It is understood a referendum is due to take place in the New Year around February. The Compton NDP does not allocate the housing in the parish, but includes policies both on the site and for the parish as a whole. The Compton NDP does not carry full weight until it is successful at referendum and adopted as part of the local development plan. Should the plan be unsuccessful at referendum it would have no weight. Details of the weight of emerging neighbourhood plans can be found here: [Microsoft Word - WBC NP Advice Note 13 - Weight of emerging neighbourhood plans \(westberks.gov.uk\)](#)

Local Development Plan

- 5.7 The Council's current adopted policies attract full weight and are the policies under which the application is to be determined. The spatial policy ADPP1 of the Core Strategy directs most development to within or adjacent to settlements in the district settlement hierarchy. Compton is identified as a service village suitable for limited development.
- 5.8 The spatial policy ADPP5 of the Core Strategy is specific to the AONB. With regard to housing it states that there are opportunities for development on previously developed land and new housing will be focused on the rural service centres and service villages. It identifies this site as having the potential to provide a greater level of growth than normally expected in a service village.
- 5.9 Policy CS1 of the Core Strategy outlines that new homes will be primarily developed on: previously developed land within settlement boundaries; other land within settlement boundaries; strategic sites and broad locations; and land allocated for residential development.
- 5.10 Policy C1 of the Housing Site Allocations DPD (HSA DPD) states there is a presumption in favour of development and redevelopment within settlement boundaries. The site is within the settlement boundary of Compton.
- 5.11 The site is allocated by policy HSA23 of the Housing Site Allocations DPD (HSA DPD). With regard to housing the parameter of the allocation is for approximately 140 houses.

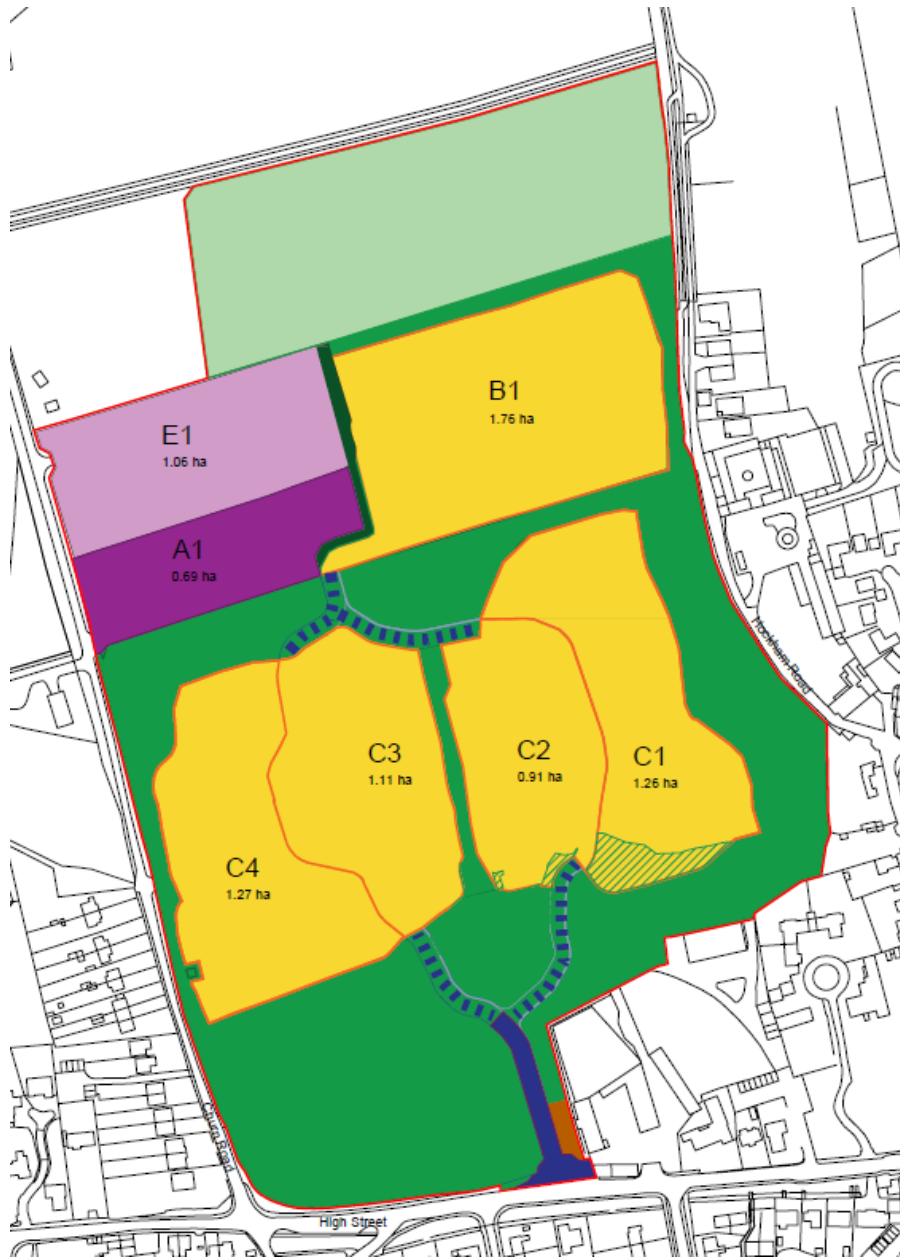
5.12 The allocation map shows landscape buffers to the north, across the centre, and to both side boundaries. To the south of the site is a flood risk area with a ground level below 103m ordnance datum (AOD) which also includes the existing cricket pitch. The developable area is in two parts between the landscape buffers and the flood risk area.



5.13 The Pirbright Institute Compton SPD subdivides the site into areas A, B and C in response to the landscape framework.

- Area A to the north would be for principal green infrastructure for woodland belts and grassland potentially for informal recreation;
- Area B to the centre should be developed at a lower density to area C and identifies the retention of existing employment floorspace and expansion of it;
- Area C to the centre to the south should retain the existing cricket ground, and could accommodate a higher density of development, excluding the flood zone 2 and 3 areas to the south of the site for housing (although potentially developable for employment space).

5.14 The proposal is for 160 dwellings which is 20 more than the approximate allocation, and is around 15% greater than 140. All of the dwellings are proposed within the developable area of policy HSA23 – the housing would be within the yellow areas labelled B1, C1-C4 in the land use plan below.



NPPF

- 5.15 Objections have been received that 160 dwellings is beyond the parameter of policy HSA23. In particular Compton Parish Council maintain that the application is 'major development' in the AONB that is not an exceptional circumstance and is not in the public interest, referring to NPPF paragraph 177. Paragraph 177 states,

When considering applications for development within National Parks, the Broads and Areas of Outstanding Natural Beauty, permission should be refused for major development other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest. Consideration of such applications should include an assessment of:

a) the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;

b) the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and

c) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.

The NPPF states “For the purposes of paragraphs 176 and 177, whether a proposal is ‘major development’ is a matter for the decision maker, taking into account its nature, scale and setting, and whether it could have a significant adverse impact on the purposes for which the area has been designated or defined.”

- 5.16 The site has been allocated to meet an identified need for housing taking into account the fact it is within the AONB. There is a preference both in national and local policy for housing to be located on brownfield sites, which this site is. The allocation includes parameters for the housing to comply with in order to minimise effects on the environment, landscape and recreational opportunities. Those parameters give an approximate and not an ‘up to’ number of houses. It is therefore considered that the allocation of the site and the parameters imposed under policy HSA23 took account of and included an assessment of the criteria of paragraph 177 of the NPPF and concluded that it would not be ‘major development’. The addition of 20 houses to an approximate allocation is not considered of such additional significance to make the proposal ‘major development’ in the AONB.

Compton NDP policy C2

- 5.17 In maintaining that application is ‘major development’ in the AONB Compton Parish Council include that the proposal is contrary to Compton NDP policy C2. The policy requires “that the quantum of residential development remains for approximately 140 dwellings”. If a greater number of dwellings is proposed it will need to demonstrate it does not harm the character of the village and community or the landscape and scenic beauty of the AONB. This is to be demonstrated by assessments against the criteria of NPPF paragraph 177 referred to above. It extends these assessments to include the health and safety of villagers, local infrastructure, services and facilities.
- 5.18 Compton NDP policy C2 differs from NPPF paragraph 177 where it requires the assessments in relation to impacts on landscape character and scenic beauty. The NPPF requires the assessments in relation to whether a proposal is ‘major development’, an exceptional circumstance, and in the public interest. As such whilst the NPPF paragraph 177 relates to the principle of development, policy C2 of the Compton NDP relates to landscape impacts which are a separate consideration and therefore considered separately in this report.

Loss of existing buildings

- 5.19 Objections have also been received that the existing buildings on site are proposed to be demolished and not converted and reused. In particular the Hostel buildings, and the building previously used as the Piglets Day Nursery and Pickled Pig.

- 5.20 The allocation of the site under policy HSA23 is for it to be “comprehensively redeveloped” – ie buildings to be demolished and replaced. In the parameters to the policy it states that should the hostel come forward with the allocated site it must form an integrated element of the developable area.
- 5.21 The hostel building is included in the developable area of the application for redevelopment to housing, as is the Piglets Day Nursery and Pickled Pig. There is also land contamination on site both in some buildings and in the ground which will require remediation. For these reasons the redevelopment of the site is not considered to contravene policy HSA23.

Conclusion

- 5.22 Having regard to the site being an allocated housing site in the AONB the proposed residential development for 160 dwellings is considered to conform to the Council's housing policies ADPP1, ADPP5, CS1, C1 and HSA23 for the reasons set out above. The development would contribute positively to maintaining a robust housing supply in accordance with these policies.

Employment

- 5.23 Within the parameters of Policy HSA23 it states that an element of employment floorspace will be replaced within the site. It does not quantify the employment floorspace.
- 5.24 The Pirbright Institute Compton SPD notes that the loss of a large research facility doesn't qualify the site to simply replace the same level of floorspace. The scale of potential employment development will be influenced by its location in the AONB and minimising visual intrusion. 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. Consultation responses concluded that small start-up units were most favoured in what were B1 uses (now generally within use class E). Evidence of market demand would also determine the type of employment provision.
- 5.25 Policy C11 of the Compton NDP states that the redevelopment of the site shall provide an enterprise hub for a range of flexible employment floorspace for those wishing to start and grow businesses, with a preference for re-use of existing buildings. If new employment buildings are required the applicant should demonstrate why a new building is essential. The supporting text says operators in nearby parishes have confirmed an interest in taking on a business hub in Compton as a commercial operation.
- 5.26 The existing employment use operating on site in Area B is proposed to be retained. The area adjacent to it to the south, also in Area B, is proposed to be retained for future employment use under the submitted land parameter plan. It does not propose a new building in this location, only that the land is reserved for future employment use. Nevertheless approximately a fifth of the site area to be developed on the land use parameter plan would be retained or set aside for employment use.
- 5.27 The applicant submitted with the application a Commercial Market Report by Cushman & Wakefield. It notes that Newbury and Thatcham are the primary commercial centres

in West Berkshire with high take up rates and a willingness to pay a premium rent, with no indication that could or would be the case in Compton as a secondary/tertiary location in the District. There was one transaction lease for offices in 2015 and no office sales in the last 5 years in Compton. There were no lettings or sales for industrial uses in Compton in that time frame. Transactions for industrial uses were concentrated in Theale, Thatcham and Newbury with greater transport links to cities and access to arterial roads and motorways.

- 5.28 As such it concludes that whilst there is demand for relatively small units in the District they are primarily in larger towns. There is not a robust demand to justify speculative development of commercial space in Compton. Demand is likely to be limited to small bespoke spaces and uses for a particular occupier and with a freehold interest. Rents and yields are such that the viability and deliverability of commercial space would be challenging.
- 5.29 No new or reused/converted employment building is proposed, which would be contrary to policy C11 of the Compton NDP, although it isn't an explicit requirement of policy HSA23. Where a fifth of the site would be retained and set aside for employment use this is considered to be a suitable land area in the context of a service village and to comply with the parameter of policy HSA23. The policy expects a mixed-use scheme including employment use and the proposal would continue the commercial operator on site.

Community Uses

- 5.30 Policy HSA23 includes community uses as part of the mixed-use redevelopment. The parameters of policy HSA23 include that the cricket ground as a community use will be retained. The Pirbright Institute Compton SPD includes that the cricket ground should be retained. This is proposed and could be secured by planning obligation.
- 5.31 The gatehouse building near the entrance off the High Street is proposed to be retained and is offered for community use. This can be secured by a planning obligation with triggers on when it would be made available and who it would be offered to and over what time frame. The building has limited car parking associated with it, although this could be secured at reserved matters when the detailed layout is considered.
- 5.32 Policy C13 of the Compton NDP states that "any proposal to replace the Piglets Day Nursery or Pickled Pig complex with a newer purpose built facility will be supported" and includes criteria to assess such a proposal against. It is implied that a "newer purpose-built facility" means a new community use building. The application includes the building in the redevelopment area for housing. The policy does not state that the building should otherwise be retained. As such the application proposal is not considered contrary to policy C13.

Landscape character

- 5.33 The following policies relate to landscaping character considerations. ADPP1 states that the scale and density of development will be related to the site's current or proposed character and surroundings. Policy ADPP4 states that development will conserve and

enhance the local distinctiveness, sense of place and setting of the AONB. Policy CS14 states that new development must respect and enhance the character and appearance of the area. Policy CS19 is specific to landscape character – with particular regard to the sensitivity of the area to change, that new development is appropriate in terms of location, scale and design in the context of the existing settlement form, pattern and character, including consideration of landscape character assessments.

- 5.34 Policy HSA23 includes in the parameters that Area A to the north of the site will be restored and enhanced to make a significant positive contribution to the landscape character and local distinctiveness of the open downland landscape of the AONB and the landform carefully modified to remove incongruous features. The Pirbright Institute Compton SPD also recommended that Area A be excluded from the developable area and all buildings and hard standing removed. It suggests additional woodland belt landscaping to provide screening to Area B and grassland to the lower levels of Area A with potential informal recreational use.
- 5.35 Compton NDP policy C2 (as outlined in paragraphs 5.17 and 5.18) also applies.
- 5.36 The green infrastructure parameter plan shows the retained cricket pitch, all category A and B trees retained, a green buffer between the employment land and housing area in Area B, a central green street in Area C, wildlife habitat area in Area A, and public open space around Area C. The movement parameter plan shows footpaths around Area C and along the central green, across from Churn Road to Hockham Road between Areas B and C, and a footpath to the eastern boundary joining public rights of way to the north and Hockham Road. The residential access would use that existing off the High Street, and two existing accesses to the employment area off Churn Road.
- 5.37 An illustrative masterplan and indicative housing mix were submitted. The illustrative masterplan is based on dwellings being 2 storeys in height (the height parameter plan was withdrawn which showed dwellings up to 2.5 and 3 storeys in Area C). The housing mix shows 25% 2 bed dwellings, 40% 3 bed dwellings, 25% 4 bed dwellings, and 10% 5 bed dwellings.
- 5.38 The Council had a landscape consultant review the original proposal for 250 dwellings, amendment to 185 dwellings and the amendment to 160 dwellings. For the original proposal they considered that the proposal did not respond to the local context due to the number of dwellings which would result in an urban development with the majority of buildings up to 2.5 storeys high in a village characterised by 2 storey dwellings. Developing into Area A would extend development into the open downland which wouldn't conserve the adjacent landscape character of the Blewbury Downs. The number of dwellings and density would introduce noise, high volumes of traffic, lighting and footfall on adjacent public rights of way which would affect the sense of remoteness of the AONB. The higher ground level and extent of development in Areas A and B would also extend light pollution into open areas of open downland in the AONB. Extending development into Area A would also extend the settlement edge of Compton.
- 5.39 The proposal for 185 dwellings removed housing from Area A and replaced it with a wildlife habitat area. It removed dwellings to the south of the employment area to be for future employment instead. It increased the number of 3 storey dwellings in Area C resulting in 61 units at a density of 32.1 dwellings per hectare. Area B would be 2 storey

in height rather than 2.5 storeys originally. The landscape consultant concluded that the illustrative layout, the density and scale of development did not comply with local planning policy and that 2.5 and 3 storey dwellings are not suitable for the site. The proposal resulted in a higher density of dwellings in Area B which should be less than Area C.

- 5.40 As the existing value of the site is medium, the landscape consultant outlined that the proposal would need to be an enhancement, as would be expected within the AONB. The HSA23 guidelines set out the parameters on how this could be achieved. However, the proposals were for a substantial increase in number of dwellings and at a scale and design which would not be in keeping with the rural settlement of Compton. Although Area A would be free of development, it would not compensate for the increased density and scale of development within Areas B and C.
- 5.41 The landscape consultant also had concerns with the illustrative layout: not all internal access roads were shown; no garages were shown; no driveways were shown; the majority of tree planting within the residential areas would be within private gardens whose long term survival couldn't be guaranteed; the central green street would be dominated by parking; the indicative locations of the play areas were separated from housing and not overlooked; category B trees should be retained; the 3 storey landmark buildings by the entrance to Area C were considered urban features. There was also a concern that where no indicative housing mix was supplied it was difficult to tell what size of dwellings were proposed.
- 5.42 The proposal for 160 dwellings included amendments: to retain of all category A and B trees; an indicative housing mix for the illustrative layout; withdrawal of the height parameter plan; that the illustrative layout is based on dwellings which are all 2 storey; narrowing of the central green street; removal of the indicative locations of the play areas which are instead proposed to be dealt with as a number to be provided with the reserved matters.
- 5.43 The landscape consultant considers that the height and scale of the illustrative layout now demonstrates a suitable scale for new housing within Compton and the AONB can be achieved. A small percentage of 2.5 storey buildings could be accommodated in Area C and there should also be a small percentage of single storey buildings to respond to the policies in the Compton NDP. The density is now lower in Area B than Area C as required by policy HSA23 and would need to be maintained with the layout at reserved matters.
- 5.44 The landscape consultant is of the view a layout with 160 dwellings of mainly 2 storeys in height can be accommodated on site within both the parameter plans submitted with the application, in compliance with the parameters of policy HSA23, and have an acceptable impact on the AONB. The height can be controlled by condition, details of the play areas and grading of the land including for the wildlife habitat area of Area A can be secured by condition and their provision and maintenance secured through a planning obligation. They recommend a condition for a new design code to address their points on the illustrative layout on car parking, open space, boundary fences, the elevations of dwellings, footpath links, play areas, and space for tree planting in public areas within the development areas. This would also comply with Compton NDP policy

C9 for a design code to be developed after the masterplan and in consultation with the local community.

- 5.45 Overall the landscape consultant is satisfied the amendments to the parameter plans and conditions identified result in an outline proposal which complies with the adopted policies on landscape character and which the reserved matters would need to comply with.

Density, housing mix and affordable housing

Density

- 5.46 Policy CS4 of the Core Strategy requires development to make efficient use of land based on public transport accessibility. Whilst in general areas outside of town centres should achieve density of between 30 and 50 dwellings per hectare, density below 30 dwellings per hectare is considered appropriate in certain areas including villages that are particularly sensitive to intensification and redevelopment because of the prevailing character of the area or other reasons.
- 5.47 Policy HSA23 does not set a density or a range, only that Area B will be a lower density than Area C. The SPD Pirbright Institute Compton states that future development on site would not be expected to exceed 30 dwellings per hectare (para 5.6). The Inspector's report on the HSA DPD (paragraph 97) outlined that the proposed number of dwellings over the developable area could be considered too low and not the optimum use of the site. However, the density (20 dwellings per hectare) was appropriate as a starting point in terms of respecting the location of the site in the AONB and to be compatible with other densities in the village.
- 5.48 Where the proposal has increased the depth of the landscape buffers in Area C to the east and north the developable area is decreased. Based on the land use plan and the illustrative masterplan the density would be lower in Area B at just over 23 dwellings per hectare, and higher in Area C at just over 26 dwellings per hectare. This is lower than 30 dwellings per hectare as outlined in policy CS4, remains within the expectation of not exceeding 30 dwellings per hectare in the SPD, and is within the parameters of policy HSA23 where Area B would have a lower density than Area C. The Compton NDP discusses density but does not have a policy requirement for density. Overall it is considered that the proposal for 160 dwellings can achieve a density that complies with policy. It is not considered that a condition on density is necessary as the reserved matters layout would need to comply with the same policies.

Housing Mix

- 5.49 Policy CS4 expects residential development to deliver an appropriate mix of dwelling types and sizes to meet the housing needs of all sectors of the community, including those with specialist requirements. The housing mix should have regard to a number of factors listed in the policy. The Pirbright Institute Compton SPD para 5.7 refers to policy CS4 and notes that Compton consists of mainly family homes of 3 or 4 bedrooms, expected to be replicated on site along with some 1 and 2 bedroom homes and some 5 bed houses to meet all sectors of the community.

- 5.50 Compton NDP policy C7 outlines the development of the site provides an opportunity for a range of house sizes to meet local needs of 3-5 bedrooms. It also includes an expectation of homes designed to building regulation standards M4(2) Category 2: accessible and adaptable dwellings. The policy expects these to be provided as single-storey homes. The building regulations include provisions for M4(2) Category dwellings to include stairs which enable a stair-lift to be fitted, so the regulations do not preclude 2 storey dwellings from being accessible and adaptable.
- 5.51 Notwithstanding the buildings regulations requirements both the Compton NDP and the landscape consultant outline that single storey dwellings should be provided as part of the housing mix. This to provide both for variation in design of the layout and scale at reserved matters and also to provide for local need. It is therefore recommended that a condition for building height to include a percentage of single storey dwellings. The applicant has also agreed to 15% of dwelling to achieve M4(2) Category 2 which can be secured as part of a planning obligation.
- 5.52 Whilst the exact housing mix would otherwise be dealt with at reserved matters the illustrative layout and indicative housing mix show 25% 2 bed, 40% 3 bed, 25% 4 bed and 10 5 bed. Some 1 bed dwellings would be expected, and there are areas where there are concentrations of one housing type on the illustrative plans. However, in general terms it is considered to have been demonstrated that the submitted parameter plans and number of dwellings can provide a housing mix which responds to policies CS4 and C7.

Affordable Housing

- 5.53 Policy CS6 of the Core Strategy requires 30% affordable housing on developments of 15 or more dwellings which are on previously developed land. The application form states that 70% dwellings would be social rented and 30% would be shared intermediate (shared ownership). The Council's Housing Strategy confirmed there was a discrepancy of one unit on the original 250 houses scheme, but the amended proposal would provide the number and type of affordable units required under policy CS6 which is also in line with the Planning Obligations supplementary planning document. The affordable housing would be secured by planning obligation which would take into account the First Homes initiative should part of the affordable housing need to comply with the new government requirement coming into effect at the end of this year. It is expected that some of the M4(2) Category 2 dwellings would also be affordable.
- 5.54 Policy HSA23 includes a parameter that 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. Compton NDP policy C5 includes that the final mix and tenure of affordable homes take account the recommendations of the CCB Report on Housing Need and other evidence. Furthermore that priority for affordable homes will be secured for households with a local connection.
- 5.55 The applicant has confirmed acceptance of an obligation for a local lettings policy with the drafting in the planning obligation to ensure it does not affect a registered provider's ability to secure their grant funding. It is considered that affordable housing provision will be in accordance with policy CS6 which is to be secured by planning obligation along with a local lettings scheme to comply with HSA23 and C5.

Conclusion

- 5.56 Overall the density, housing mix including a proportion which are accessible and adaptable, affordable housing, and provision for a local lettings scheme, complies with policies CS4 and CS6 of the Core Strategy, policy HSA23 and policies C5 and C7 of the Compton NDP.

Heritage

- 5.57 Policy CS19 requires the conservation of heritage assets. Where the site is adjacent to a conservation area and is in an area of potential archaeological interest the Council's Conservation and Archaeology Officers have been consulted on the application. One of the parameters in policy HSA23 is for an archaeological desk based assessment as a requirement of any planning application.
- 5.58 With regard to the archaeological impacts later prehistoric features are in the area and an archaeological and built heritage assessment was provided in the submitted Environmental Assessment. There is some archaeological potential outside the footprint of existing buildings on site which the proposed residential development and regrading of the land to a certain extent in Area A. The Council's Archaeologist therefore recommends an archaeological watching brief be secured by condition.
- 5.59 They also recommend a building recording condition where the Institute itself played an important part in the history of the village and where it was a national research centre. The Council's Conservation Officer notes that a small part of the application site in the south east corner is just into the Compton Conservation Area, but the parameter plans and illustrative masterplan are considered to indicate that the setting of the Conservation Area would be enhanced by the proposal. As such and with the conditions identified the application is considered to comply with policy CS19.

Sustainable construction and energy efficiency

- 5.60 Policy CS15 states that major residential development shall achieve this from renewable energy or low/zero carbon energy generation on site or in the locality of the development as long as a direct physical connection is used, unless it can be demonstrated that such provision is not technically or economically viable.
- 5.61 Whilst sustainable construction methods have largely been moved into building regulations the Council has declared a climate emergency and has published an Environment Strategy. Whilst this is not an adopted document as part of the local plan it is a material consideration.
- 5.62 Policy C3 of the Compton NDP requires all new residential development to achieve at least 19% improvement on the carbon emission target of Building Regulations (Part L), as well as other measures with regard to materials, insulation and passive solar gain. The applicant has agreed to the 19% improvement which can be secured by planning obligation.

- 5.63 Policy C4 of the Compton NDP encourages incorporation of infrastructure for a local district heating network either by connection to an existing one or delivering it onsite unless it's demonstrated not to be viable. The applicant considers that the relatively modest scale and low density of the development is such that it would not be possible for the development to provide a local district heating network.
- 5.64 Policy C9 of the Compton NDP requires a design code in consultation with the local community as a condition of outline permission, with the design to use the 'Building for a Healthy Life' assessment framework and identify opportunities to draw its energy supply from decentralised, renewable or low carbon supply systems. The applicant submitted a Design Guide which includes Building for a Healthy Life considerations for the site as well as anticipating the Future Homes Standard. The Landscape consultant felt that additional measures/alterations were required in the submitted design guide and recommended that a new/revised design guide be a condition should permission be granted.
- 5.65 The applicant has advised that some on-site renewables are expected to be included in strategies to achieve carbon savings, but the applicant states this would not be until reserved matters stage. This is accepted for matters such as solar panels where the orientation and layout of development would be a reserved matter consideration. However, measures such as air source heat pumps are less dependent on orientation. It is considered that a condition should be applied for a statement/strategy to be submitted either before or at reserved matters stage outlining the measures and demonstrating that the development will achieve policy CS15.
- 5.66 Overall the proposal would comply with policies C3 and C9 of the Compton NDP, and with the condition identified policy CS15, as well as the 19% improvement on building regulations with regard to sustainable construction.

Green infrastructure

- 5.67 Core Strategy policy CS18 requires the protection and enhancement of the District's green infrastructure. A loss of green infrastructure or harm to its use or enjoyment will not be permitted. The supporting text to the policy notes the contribution green infrastructure makes to quality of life visually and for access to the countryside which supports healthy living. The majority of green infrastructure assets of the District that the policy includes in its definition are accessible to the public.
- 5.68 The parameters of policy HSA23 include that improvements will be necessary to footways fronting the site onto the High Street and additional pedestrian and cycle routes could be provided onto Hockham Road. Within the site links will be created throughout the site to improve connectivity with the existing network and to the village centre. Particular reference is made to reinstating the former east/west footpath through the site. The Pirbright Institute Compton SPD refers to Core Strategy policy CS18 to protect and enhance existing green infrastructure and create new green infrastructure to link to the existing in the area.
- 5.69 Policy C15 of the Compton NDP supports the creation of new footpaths at new development sites which increase connectivity through the village. Policy C16 includes the cricket ground as a local green space on which new development would not be

permitted. Policy C19 of the Compton NDP supports proposals that improve and extend existing footpath and cycle path networks.

- 5.70 The proposal would retain the cricket pitch as part of the green infrastructure of the site, in accordance with policy C16. It would include footpaths around the proposed residential areas on site, along the green street through the centre of Area C and reinstate the east/west footpath through the site from Churn Road to Hockham Road between residential areas B and C. It would also have a footpath through Area A to the north onto Hockham Road and joining the public rights of way to the north and south from here. There will be areas of green space accessible to residents within Area C and Area A, although some will be less accessible in the interests of creating a diverse habitat for biodiversity on site.
- 5.71 The Public Rights of Way Officer was consulted. They confirm Compton Bridleway 6/1 and footpath 25/1 run adjacent to the northern boundary and bridleway 3/3 runs adjacent to part of the eastern boundary. They note the proposal for additional green infrastructure including footpaths through site including the restoration of the east/west route. They require details secured by condition of the surfacing, any lighting, etc. They also require details of the proposed legal status and mechanisms for future maintenance, which would be secured by planning obligation. The increase in local population from the proposed development would increase the use of the existing rights of way networks off site for which a planning obligation is sought.
- 5.72 Thames Valley Police comment that the extent of proposed footpaths could make the site too permeable and could create an increase in crime and anti social behaviour if there is a lack of overlooking from properties or limited local traffic. This will be a consideration for reserved matters with regard to the layout of development to address the parameter plan footpaths.
- 5.73 On the basis of the above considerations the proposal would secure and formalise wider public access and green space provision, including securing long term maintenance and protection. As such it is considered to comply with policies CS18, HSA23, C15 and C16.

Public open space

- 5.74 The Local Plan Saved Policies include RL.1, RL.2 and RL.3 which relate to public open space provision in residential schemes. These policies outline:
- how the area of public open space is to be calculated,
 - that details on future ownership and ongoing maintenance including those costs will need to be secured,
 - that public open space can be provided in a number of ways including a combination of on site, on other land within the applicant's control, or in certain circumstances by payment for other land to be used for public open space easily accessible to the development site,
 - that quality provision will be sought with regard to the nature, diversity and attractiveness of the land, suitability for a range of recreation, compatibility with

biodiversity, impact on the amenity of adjoining residents, and accessibility for pedestrians, cyclists and public transport.

- 5.75 The Planning Obligations SPD contains further details on the breakdown of play space, public amenity and playing fields space, and ongoing maintenance costs methodology. Public open space is secured by legal agreement, as well as conditions on the open space being provided within a timescale and in accordance with the details submitted.
- 5.76 For the 160 houses proposed and based on the submitted indicative housing mix an area of public open space between 1.4 and 2 hectares would be required under the RL policies and Planning Obligations SPD. The cricket pitch alone would be 1.15 hectares. The remainder of the land not designated for employment or residential development would be over 5 hectares. Not all of this would be publicly accessible due to the habitat creation for biodiversity, but nevertheless the open space will exceed that required by policy.
- 5.77 There will also be one locally equipped area of play (LEAP) and four local areas for play (LAP). The landscape architect requests that one is located on or near the cricket pitch. The indicative locations of the LEAP and LAPS on the green infrastructure plan have been removed. As the plan would be a condition of any outline permission the indicative locations were not considered sufficiently overlooked and some would involve children crossing the main primary route of the illustrative masterplan which could have implications for their safety and may not maximise their use. Instead their number and the details of provision and maintenance would be secured by planning obligation with details of their locations to be agreed at reserved matters stage.
- 5.78 The proposal would include an area of more formal open space with the cricket pitch and play areas. It would also have less formal areas of recreation near the wildlife habitat areas. Overall the proposal is considered to provide for different types of recreation and experience of public open space and would accord with the RL policies.

Biodiversity

- 5.79 Policy CS17 requires biodiversity assets to be conserved and enhanced and development should maximise opportunities to achieve net gains in biodiversity. The Environment Act 2021 includes provision for grants of planning permission to be subject to a condition to secure biodiversity gain by at least 10%. The Natural Environment and Rural Communities Act 2006 includes a duty to have regard to conserving biodiversity.
- 5.80 Policy HSA23 includes a parameter that appropriate avoidance and mitigation measures identified in habitat surveys shall be implemented to ensure protected species are not adversely affected. Policy C17 of the Compton NDP also requires measurable net gains for biodiversity and for development to be landscape led with regard to ecology.
- 5.81 A net gain calculation was submitted with the application. It identified that there would be a net loss of 8% hedgerow units and the detailed design for the site would require an additional 8% hedgerow units. It also identified potential temporary loss and replacement of the parkland habitat as part of development works which would also need to be addressed in the detailed design with a like for like compensation. A biodiversity management plan is identified as a requirement to ensure the net gains are

delivered for at least 30 years. The creation of enhanced hedgerows, woodland, grasslands, scrub, trees, vegetated gardens, amenity grassland and sustainable drainage features were assessed as far exceeding a 10% net gain.

- 5.82 Ecology and protected species surveys were submitted with the application. The Site is stated as being characterised by a series of disused buildings with associated hardstanding, grasslands, scattered trees and dense scrub. A small strip of plantation woodland, ephemeral vegetation and tall ruderal vegetation is also present. These habitats would offer habitat for protected species. Protected species were surveyed and found on site and mitigation measures identified and proposed. In addition the submitted reports recommend a construction environmental management plan.
- 5.83 Natural England were consulted and had no comments to make and had no objection to the proposal. The Environment Agency were consulted and made no comments with regard to biodiversity.
- 5.84 The Council's Ecologist has been consulted. They identify that a construction environmental management plan will be required by condition and a landscape ecological management plan (LEMP), a lighting including isolux levels condition, a bat licence condition, and a stipulation for the biodiversity net gain details and provision.
- 5.85 The provision of 2 bat lofts (ideally placed on the northern and/or eastern boundaries) appropriately designed for species such as brown long eared bats, this needs to be agreed in principle at this stage with details delivered via condition. Bin stores, substations and cycle storage structures are sometimes the best places to put bat lofts in. 33 Bat boxes (ratio 1:5 to new homes) will need to be integrated into the new structures on the site, and 55 bird boxes (a ratio of 1:3 to the new houses) with a mix of box types including boxes for swifts and common passerine birds. Details of the bird and bat box locations should be detailed on the planting plans with the details of the types of boxes and installation procedures included in the LEMP.
- 5.86 There will be a loss of existing habitat which will then be reinstated and enhanced. There will be impacts on protected species on site requiring mitigation measures by the proposed development. Overall the mitigation and enhancement measures would provide a site wide net gain in biodiversity. As such the proposal complies with policies CS17, HSA23 and C17.

Trees

- 5.87 The Council's Tree Officer has commented on the proposal. They refer to the submitted tree survey and arboricultural report. All category A and B trees are proposed to be retained within the development. Full details of landscaping including management, tree protection measures and impact assessment detailing any special construction or monitoring requirements would be required to be secured by conditions for the area of the site subject of the full application. For the outline application the landscaping would be part of the reserved matters for the remainder of the site.

Amenity

- 5.88 Policy CS14 includes quality of life as part of the design principles development is required to comply with. The Quality Design SPD includes considerations to be given to the potential amenity impacts of development. Policy OVS.5 relates to environmental nuisance and pollution control from development, and policy OVS.6 to noise pollution.
- 5.89 Due to the topography of the site and surroundings and the existing boundary treatments, trees and hedges there is little direct overlooking into the site from existing residential properties. There will therefore be very limited direct impacts on existing residents in terms of overlooking, over shadowing, loss of outlook or daylight.
- 5.90 At reserved matters the proposal will need to demonstrate compliance with the Quality Design SPD and policy CS14 with regard to quality of life on these matters – to ensure properties within the proposal are not overlooked or suffer loss of light or over shadowing. Similarly the proposed dwellings will need to comply with the Quality Design SPD on private amenity space provision, and consideration will need to be given to ensure gardens are useable and don't have steep gradients.
- 5.91 The other potential impacts on existing and future residents are from land contamination from the previous use on site. Policy HSA23 includes a parameter that a phase one contamination report and preliminary risk assessment are required and remediation will need to take into account any plans for drainage infiltration measures. The Environment Agency and the Council's Environmental Health have been consulted on the application.
- 5.92 The Environment Agency confirmed they had reviewed the submitted land contamination report and note activities have included landfilling, hydrocarbon storage, animal disposal and incineration, research that could have led to pollution of groundwater. In addition they note the groundwater in the chalk aquifer is sensitive due to the site being partly covered by a water source protection zone. They concur that further intrusive investigations are required and recommend groundwater quality is established. They require conditions on a remediation strategy for the land contamination, a verification report demonstrating the effectiveness of the remediation, and that no drainage systems for infiltration of surface water to the ground are permitted unless agreed.
- 5.93 The Council's Environmental Health support the application where it will deal with a legacy of land contamination present on site. They consider the contaminated land investigation report to be comprehensive and note that due to the buildings on site the ground under them is currently not accessible for investigation. Further site investigation and risk assessment will be required following removal of the buildings to confirm the contamination risks and further remediation. This is to be secured by condition similar to that recommended by the Environment Agency.
- 5.94 Environmental Health also identify that the employment uses may emit noise that could affect future residents on site. They require a noise mitigation scheme. An hours of work condition during demolition and construction to control noise impacts on existing local residents, as well as a construction management scheme on how dust, deliveries, etc will be managed to minimise disruption to existing residents.

5.95 It is acknowledged that the extent of buildings to be removed, the removal of contaminated land from the site, and the construction works will impact local residents over a longer time frame than over developments. It is considered that these impacts can be mitigated to an acceptable level. In particular whilst the land contamination has not been identified as being an immediate risk that needs to be addressed outside of a planning application, its removal as part of the application is nevertheless of benefit. Measures and conditions have been identified that enable the development to comply with policies OVS.5, OVS.6 and CS14.

Flooding

5.96 Policy CS16 of the Core Strategy requires it be demonstrated that development: would not impact on flood water storage capacity, or the flow of fluvial flood, surface or run-off water; can implement appropriate flood risk management measures; provide safe access and exit under frequent and extreme flood conditions; and provide long term maintenance and management of flood protection/mitigation measures as part of the development.

5.97 In addition policy CS16 and the Sustainable Drainage SPD requires sustainable drainage methods to manage surface water be incorporated in all development in accordance with best practice, national standards and attenuate to greenfield run off rates and volumes. Where possible other benefits such as water quality, biodiversity and amenity should also be provided with development.

5.98 The parameters of HAS23 include that a flood risk assessment would be required, no development within flood zones 2 and 3 on site, and housing not to be below the 103 metre AOD line unless detailed modelling indicates otherwise. The Pirbright Institute Compton SPD includes flooding considerations for development of the site. Policy C18 of the Compton NDP requires flood risk to be managed and sustainable drainage measures to be provided in accordance with policy CS16 and be designed as positive features of development.

5.99 The Environment Agency objected to the proposal on the basis the submitted flood risk assessment did not comply with requirements for site-specific flood risk or therefore fully assess the flood risks of the development. In particular that it failed to demonstrate,

1. That an appropriate and precautionary design flood level has been calculated for the site - i.e. the 1% annual probability flood level with an appropriate allowance for climate change (1% + climate change flood level).

2. That the proposed development has finished floor levels above the 1% + climate change flood level.

3. The extent to which the proposed development impacts floodplain storage for the 1% annual probability flood event with an appropriate allowance for climate change (1% + climate change flood event).

The proposed flood zone level is not considered sufficiently accurate, for a development of this scale in this area we would expect the applicant to carry out detailed flood modelling to calculate an appropriate and precautionary design flood

level - i.e. the 1% annual probability flood level with an appropriate allowance for climate change (1% + climate change flood level).

We need to ensure that the correct principles are established with regard to flood risk, and that it is demonstrated that the proposed development is deliverable in accordance with these principles. This is a major development in an area with no detailed flood

modelling. The site includes an area of Flood Zone 3 which West Berkshire Borough Council have defined in their SFRA as Flood Zone 3b as a precautionary measure in an area with no detailed modelling. The applicant has suggested using an estimated flood zone level that they work to which they consider precautionary. However this is a major development in a sensitive area with a school, shops and houses at risk downstream. The applicant should undertake detailed modelling to calculate their design flood level to work from.

5.100 The applicant undertook the modelling and a revised flood risk assessment was submitted. The Environment Agency was consulted and responded, stating,

The applicant has now carried out detailed hydraulic modelling and states that this has shown a reduced flood risk on site compared to their previous assumptions. A pre-application methodology review was undertaken by the Evidence and Risk team and they were satisfied that the methodology proposed. The modelling is now considered 'fit for purpose' for the use of the FRA, and the modelling shows the proposed development to be outside the 1% annual exceedance probability (1 in 100) 70% extent.

As a result the Environment Agency removed their objection and require a condition that the development be carried out in accordance with the flood risk assessment including that finished floor levels are set no lower than 101.6 metres above AOD and no raising of existing ground levels on site.

5.101 The Local Lead Flood Authority (the Council) commented on the original proposal and had concerns about the vulnerability of the main river and the proposed outfall to it and the lack of modelling a lower maximum discharge rate would be required to not exacerbate the existing situation with the main river. They were also concerned about the original proposal having insufficient space for drainage measures and a number of matters in the original flood risk assessment.

5.102 Thames Water have identified a limited capacity of the existing foul water infrastructure for approximately 20 dwellings and a limited capacity of the existing water supply infrastructure for approximately 50 dwellings. They are in discussions with the applicant for Thames Water to provide the necessary upgrades to the infrastructure to accommodate the development. Having requested an update from Thames Water as part of the recent consultant on the amendments to 160 dwellings they have advised it is unlikely the upgrades will be completed prior to any planning permission, and applying their requested conditions limiting the number of dwellings that can be occupied to the existing infrastructure capacity until the upgrades are completed.

5.103 Whilst the public concern regarding the lack of infrastructure is appreciated it is a matter for Thames Water as the statutory undertaker to provide the necessary upgrades.

Applying their suggested conditions ensures that the existing capacity they have advised is not exceeded and would provide them with time to undertake the works.

- 5.104 Whilst discussing infrastructure the Royal Berkshire Fire and Rescue Service request a condition for provision of fire hydrants to meet firefighting needs as part of the development.
- 5.105 There are clearly constraints on site due to the lack of water and foul water infrastructure, the sensitivity of the area to flooding including off site, part of the site being in flood zones 2 and 3, as well as limits on infiltration drainage due to the contamination on site. However, the submitted flood risk assessment demonstrates that it is feasible for surface water and flood risk to be managed in a way that policy CS16 can be complied with, subject to conditions. The Environment Agency and Thames Water are also satisfied that the impact of the development can be mitigated by conditions.

Highways

- 5.106 Policy TRANS.1 requires the transport needs of new development to be met through the provision of a range of facilities associated with different transport modes. Policy CS13 requires development that generates a transport impact to consider a number of points including reducing the need to travel, improve opportunities for healthy and safe travel, and mitigate the impact on the local transport and strategic road networks. The supporting text outlines that detailed traffic modelling will need to be undertaken where a significant development may impact on the capacity of the strategic road network, and developers will need to work with the Council and Highways England to establish a suitable mitigation package.
- 5.107 Policy P1 of the HSA DPD relates to parking standards for residential development which is reiterated in C22 of the Compton NDP. Policy P1 also includes that electric vehicle charging points will be provided, also reiterated in policy C20 of the Compton NDP. Parking details would be a reserved matter, but the illustrative masterplan has incorporated those standards so in principle they can be achieved within the parameter plans submitted. Electric vehicle charging points for each dwelling can be secured by condition.
- 5.108 Highways England, the Local Highway Authority, and the Council's Transport Policy were consulted on the application.
- 5.109 Highways England requested junction modelling for the strategic road network junction at East Ilsley to the A34. Following receipt and review on the modelling Highways England advised they had no objection. They have subsequently raised no objection to the amendments to 160 dwellings. As such Highways England do not consider the proposed development to have a significant impact on the safe and efficient operation of the East Ilsley junction to the A34 and in that respect the application accords with policy CS13.
- 5.110 The Council's Transport Policy noted that a framework travel plan was submitted with the application. A contribution is sought for £5,000 to cover the cost to the Council for assessing, monitoring and supporting the implementation of the travel plan. They did

not provide comments on the submitted travel plan but it would be a condition of any permission.

5.111 The Local Highway Authority have commented on the application. They note that Compton is served by bus route 6 between Newbury, West Ilsley, Hermitage, Hampstead Norreys, Compton and East Ilsley. There are 5 buses a day with non on a Sunday with bus stops east and west within 100 metres of the access. Most of the road within Compton have footpaths including the High Street fronting the site. Whilst there are no specific facilities for cyclists in Compton the roads are generally considered suitable for cyclists.

Access

5.112 As detailed on page 34 of the Transport Assessment and in line with Policy HSA23 of the Councils Housing Site Allocations DPD, there are three proposed vehicle access points. The existing vehicle and pedestrian access the High Street will be reused to serve the residential development. It is proposed that the access will be in the form of a turn right lane and ghost island priority junction as currently provided in its current location. It is noted that there are two existing accesses on Churn Road, currently used to access the Intervet site in that will be retained with the southern access being used as a secondary emergency vehicle access.

5.113 Plans showing the access arrangements and a general movement plan are shown within Appendix A of the Transport Assessment. The submitted automatic traffic count was undertaken on the High Street during June 2017, immediately to the west of the existing access into the Site. It provided one week's worth of traffic flow data, including volume and speed. 85th percentile speeds were recorded of 54.9 kph (34.1 mph) westbound and 55.4 kph (34.4 mph) eastbound. The access therefore complies with all standards. Appendix A only shows sight lines of 2.4 x 43.0 metres onto the High Street that are appropriate for speeds of 50 kph (30.0 mph). Even though Highways are sure that they can be achieved, amended plans are required to show sight lines required to the above speeds. This can be secured by condition.

Traffic generation

5.114 The following is the assessment of the original 250 dwellings proposal. The Trip Rate Information Computer System (TRICS) was used to calculate expected traffic generation. TRICS is a Republic of Ireland and UK wide database of traffic surveys of many uses including residential. From TRICS the following is projected:

| | AM peak (08.00 to 09.00) | | | PM peak (17.00 to 18.00) | | |
|-------------------|--------------------------|--------|-------|--------------------------|--------|-------|
| | Arrive | Depart | Total | Arrive | Depart | Total |
| Per dwelling | 0.15 | 0.54 | 0.69 | 0.43 | 0.18 | 0.61 |
| Whole development | 38 | 135 | 173 | 108 | 45 | 153 |

Traffic projection for the development

5.115 The projection is in line with the Councils own surveys of residential developments taken at Yates Copse and Harrington Close in Newbury in 2016 that revealed total rates of between 0.37 and 0.67 per dwelling. It needs to be mentioned that the above figures do not reveal the total number of traffic leaving the area in the morning or arriving during the afternoon. Only the above peak hours are provided, as they are the busiest hours. Highways are content with the use of TRICS, how it has been used and the traffic projections provided.

5.116 To distribute the development traffic, the 2011 travel to work census data has been used. This is commonly used and standard methodology and Highways are content with this methodology. The distribution is that 18.6% will travel to and from the east, with 10.5% to and from the south. The remaining 70.9% with travel to and from the west including the A34.

5.117 The revised traffic projection table for 160 dwellings for weekday peak travel periods is

| | AM peak (08.00 to 09.00) | | | PM peak (17.00 to 18.00) | | |
|-------------------|--------------------------|--------|-------|--------------------------|--------|-------|
| | Arrive | Depart | Total | Arrive | Depart | Total |
| Per dwelling | 0.15 | 0.54 | 0.69 | 0.43 | 0.18 | 0.61 |
| Whole development | 24 | 86 | 110 | 69 | 29 | 98 |

5.118 The highway officer concludes that the above will most certainly be less than the traffic generated by the consented uses of the site.

Traffic Modelling

5.119 Traffic surveys were carried out in the vicinity of the Site on Tuesday 20 June 2017. Turning counts were carried out between 07:00am to 09:30 hours and 16:00 and 18:30 hours at the following junctions:

- Ilsley Road / Hampstead Norreys Road;
- Compton High Street / Site access;
- Compton High Street / Manor Crescent;
- B4009 / Aldworth Road
- B4009 / Hampstead Norreys Road
- Fidlers Lane / Cow Lane / East Ilsley High Street / Abingdon Road;
- Cow Lane / Church Hill priority junction; and
- Broad Street / East Ilsley High Street priority junction.
- Fidlers Lane / A34 northbound sliproads;
- A34 northbound off-slip;
- A34 northbound on-slip;
- A34 southbound off-slip;
- A34 southbound on-slip;
- A34 northbound carriageway; and
- A34 southbound carriageway.

5.120 The above junctions have been modelled using Junction 9 PICADY traffic modelling software that models individual vehicles through junctions to assess their capacity.

5.121 The following scenarios have been included within the traffic modelling:

- 2019 Base;
- 2022 Base;
- 2022 Future Year + Proposed Development;
- 2025 Base
- 2025 Future Year + Proposed Development

5.122 For future years traffic growth has also been applied using TEMPRO growth factors that have grown the traffic up to 2025. This is acceptable. Highways are not aware of any significant committed developments that should be included in the area. Weekday peak hours of 08:00 to 09:00 and 17:00 to 18:00 hours have been modelled. The results with the completed development on all of the above surveyed junctions show none of the junctions are and will be anywhere near capacity which is somewhat expected. The junction with the least capacity by 2025 is the Cow Lane / Church Hill junction with the Cow Lane (East) at 69% with an expected queue at times of two cars.

5.123 Traffic from demolition of existing buildings shows combined HGV and staff trips will generate approximately 100 vehicle movements (50 in, 50 out) per day. For construction, a Combined HGV and staff trips will generate approximately 280 vehicle movements (140 in, 140 out) per day.

5.124 With the above traffic modelling results for the original 250 dwellings, Highways are satisfied that the development will not have a detrimental impact on the highway and travel network during construction or upon completion. The most recent five years' worth of data of PIA's suggest that there are no recorded incidents in the study area of interest in the past 5 years.

5.125 Mitigation by a construction management plan during demolition and construction is requested by the Highways to be secured by condition. Local pedestrian improvements for dropped kerbs and tactile paving are likely to be required, to be secured by planning obligation.

Conclusion

5.126 The UK government's National Planning Policy Framework states that "Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe". This an allocated site under Policy HSA23 of the Councils Housing Sites Allocation DPD for some 140 dwellings. While this proposal provides for a higher provision of 160 dwellings there is little or no evidence that there will be a detrimental impact on the highway and travel network and that any impact is severe.

5.127 Amendments are however required regarding sight lines for the access onto the High Street to be secured by condition. With this condition and the planning obligations identified the proposal is considered to comply with policies TRANS.1 and CS13.

6. Planning Balance and Conclusion

6.1 Attributing weight is a matter for the decision maker. Officers have reviewed the weight usually attributed to the matters listed, and have taken into consideration the weight generally given in reaching decisions on major housing schemes in the District. The following matters are considered to be the benefits of the proposal.

- a) The proposed development would provide 160 houses, including policy compliant 30% affordable, as well as 15% of houses built to additional building regulations standards for access and adaptability. This attracts significant weight by contributing to the supply of housing in accordance with policies ADPP1, ADPP5, CS1, C1 and HSA23.
- b) Moderate weight is given to the economic benefits during construction from employment and from future residents to the local economy.
- c) The proposed public open space and green space exceeds that required by policy. It also provides for their management for residents. This attracts moderate weight as an additional formal and informal public green space in the area – particularly where the cricket pitch has been designated by the Compton NDP.
- d) The development includes measures to combat climate change with reductions in emissions under enhanced building regulations. A condition to achieve policy CS15 with regard to onsite renewable energy generation would comply with policy. This attracts modest weight where the development is considered capable of meeting the policy expectation.
- e) Minor weight is given to the landscape impacts of the proposal. It would conserve the AONB and create a landscape buffer to the north that would better relate to the countryside beyond and the height of the development would be limited to reflect that locally. However, whilst the number of dwellings is considered capable of being accommodated further work is required on the design code and the illustrative layout.
- f) The reinstatement of a former public right of way across the site and additional footpaths that link the site to the surrounding rights of way network attract minor weight where the proposal will increase connectivity.
- g) Minor weight is given to net benefits in biodiversity. Whilst there will be some loss of habitat and impact on protected species which can be mitigated and the long term management of the site would maintain it. The proposal has demonstrated the required net gain is achievable.
- h) Minor weight is given to the remediation of the land contamination on site. It is required as mitigation in order to provide a safe site for new housing, but nevertheless provides a long term benefit from its removal.

- i) Minor weight is also given to the employment proposal on site. Whilst the site area would be a fifth of the area being developed it does not provide any new employment building as part of the redevelopment.

6.2 The following matters are considered to be the adverse impacts weighing against the proposal.

- a) Minor adverse weight is given to the gatehouse building for community use. It would provide an on-site facility for future residents which is an expectation of major housing development, but it is small and not ideally located at the site entrance.
- b) Whilst the impact on the local highway network is acceptable the demolition and construction period is likely to be longer than other similar scale housing development due to the extent of demolition and land contamination remediation works required. This will have a longer than normally expected impact on the amenity of residents which is afforded minor adverse weight.
- c) It has been demonstrated that managing surface water on site is feasible and the flood risks from the development can be mitigated. However, there are constraints on discharge rates and infiltration methods are unsuitable due to the land contamination risk.

6.3 The local development plan is considered up to date and as such the tilted balance of paragraph 11d of the National Planning Policy Framework is not considered to be engaged. Having taken into account all of the relevant policy considerations and other material considerations referred to above, it is considered that the benefits of the proposal are greater in number and weight such that they outweigh the adverse impacts. The recommendation is therefore that the application be approved subject to the conditions identified and subject to a planning obligation.

7. Full Recommendation

7.1 PROVIDED THAT a Section 106 Agreement has been completed by 17th March 2022 (or such longer period that may be authorised by the Service Director – Development & Regulation, in consultation with the Chairman or Vice Chairman of the Western Area Planning Committee), to delegate to the Service Director – Development & Regulation to GRANT PLANNING PERMISSION subject to the conditions listed below.

7.2 OR, if a Section 106 Agreement is not completed within the above timescale, to REFUSE PLANNING PERMISSION for the reasons listed below.