

**Plans and drawings relevant to reports
submitted to Western Area Planning Committee**

Wednesday 23rd February 2022 at 6.30pm

**At Council Chamber, Council Offices, Market Street,
Newbury, RG14 5LD**

And via Zoom

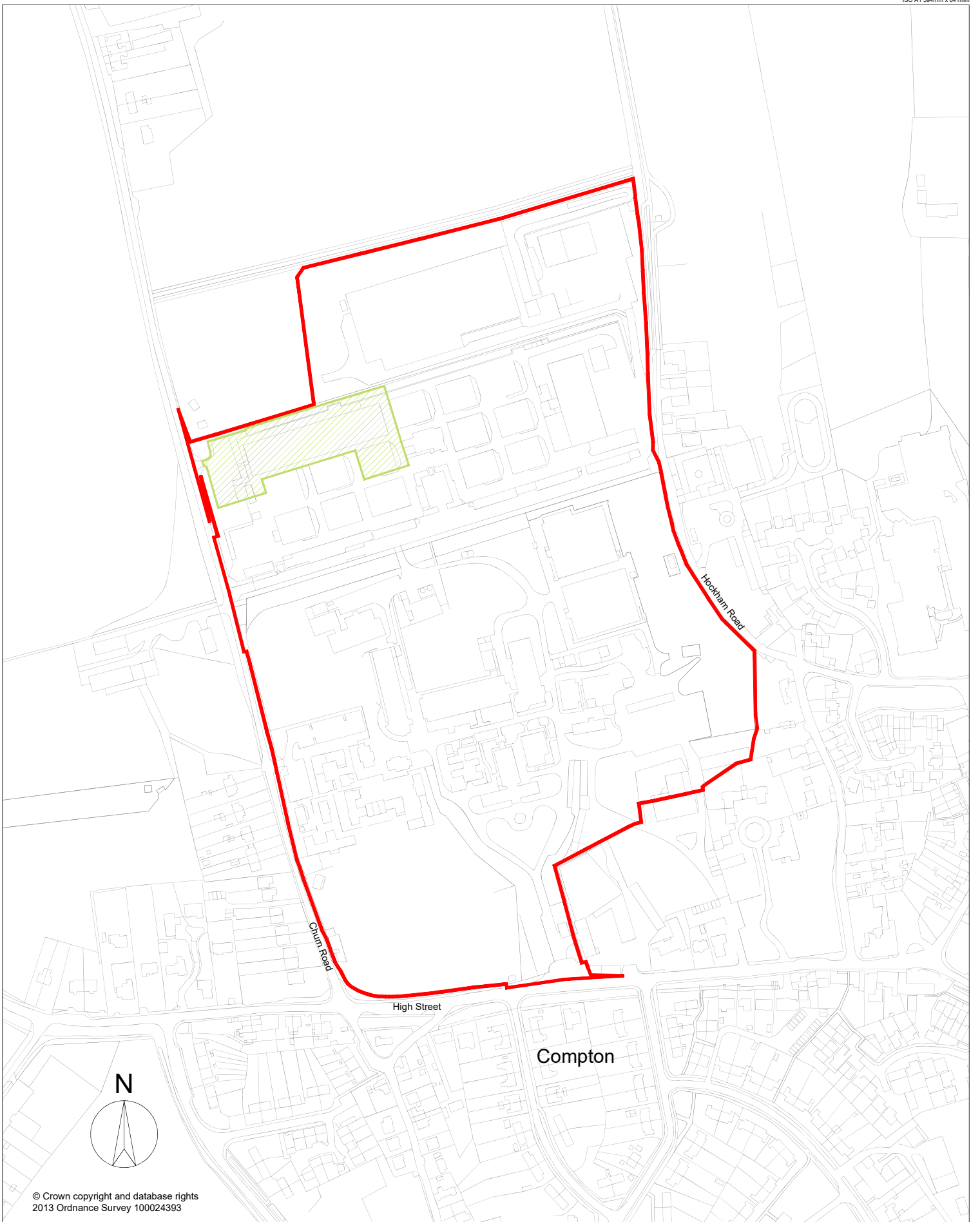
[to be read in conjunction with the main agenda]

Please note:

- *All drawings are copied at A4 and consequently are not scalable*
- *Most relevant plans have been included – however, in some cases, it may be necessary for the case officer to make a selection*
- *All drawings are available to view at www.westberks.gov.uk*



20/01336/OUTMAJ
Institute For Animal Health
High Street
Compton
Newbury
RG20 7NN



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2013 Ordnance Survey 100024393

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PROJECT:
Former Pirbright
Institute, Compton

CLIENT:
Homes England

SHEET NUMBER:
01_008

PROJECT NUMBER:
60544578

SCALE:
1:1,250@A1

DATE CREATED:
24/07/17

KEY

- Red line application boundary (15.74ha)
- Intervent site

STATUS: For Discussion

CHECKING/VERIFICATION

| DRAWN: | BP | CHECKED: | WD |
|-----------|----|----------|----------|
| VERIFIED: | RG | DATE: | 01/02/19 |

ISSUE/REVISION

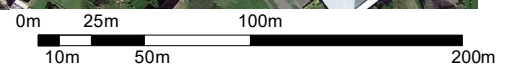
| IR | DATE | DESCRIPTION |
|----|----------|---------------------------------------|
| B | 10/06/20 | Red line amends |
| A | 15/11/18 | Hostel site included, ownership added |

SHEET TITLE:
Site Red Line Plan



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Note: The plan is based on buildings being 2 storeys in height.

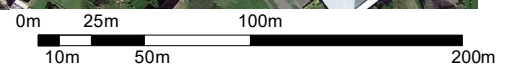


| | | | | | | | | | | | | | | | | | | | | | | | |
|--|---|--|--|---|---|----------|----------|------------------------|----|-----------|----------------|-------|----------|---------------------|---|----------|------------------------------|---|----------|----------------------|-----|------|-------------|
| Bridgewater House Whitworth Street MANCHESTER, M1 6LT +44 (0) 161 907 3500 tel www.aecom.com | PROJECT: Former Pirbright Institute, Compton | SHEET NUMBER: 04_108 | KEY Application boundary Public open space Indicative building Existing trees to be maintained New trees Future reserved employment site Private gardens | Main roads Quiet street Site access Employment access Proposed pedestrian route Existing public rights of way Compton circular route Private drive / parking space Retained buildings | Status: For Planning | | | | | | | | | | | | | | | | | | |
| | CLIENT: Homes England | PROJECT NUMBER: 60544578 | | | CHECKING/VERIFICATION <table border="1"> <tr> <td>DRAWN:</td> <td>NO</td> <td>CHECKED:</td> <td>RM</td> </tr> <tr> <td>VERIFIED:</td> <td>NO</td> <td>DATE:</td> <td>21/05/21</td> </tr> </table> | DRAWN: | NO | CHECKED: | RM | VERIFIED: | NO | DATE: | 21/05/21 | | | | | | | | | | |
| | DRAWN: | NO | | | CHECKED: | RM | | | | | | | | | | | | | | | | | |
| | VERIFIED: | NO | | | DATE: | 21/05/21 | | | | | | | | | | | | | | | | | |
| SCALE: 1:1250@A1 | DATE CREATED: 27/02/2020 | ISSUE/REVISION <table border="1"> <tr> <td>F</td> <td>20/01/22</td> <td>Layout revised</td> </tr> <tr> <td>E</td> <td>18/01/22</td> <td>Building CO67 retained</td> </tr> <tr> <td>D</td> <td>03/11/21</td> <td>Layout revised</td> </tr> <tr> <td>C</td> <td>15/09/21</td> <td>Private drive added</td> </tr> <tr> <td>B</td> <td>17/05/21</td> <td>Updated to client's comments</td> </tr> <tr> <td>A</td> <td>21/05/21</td> <td>Units reduced to 185</td> </tr> <tr> <td>I/R</td> <td>DATE</td> <td>DESCRIPTION</td> </tr> </table> | F | 20/01/22 | Layout revised | E | 18/01/22 | Building CO67 retained | D | 03/11/21 | Layout revised | C | 15/09/21 | Private drive added | B | 17/05/21 | Updated to client's comments | A | 21/05/21 | Units reduced to 185 | I/R | DATE | DESCRIPTION |
| F | 20/01/22 | Layout revised | | | | | | | | | | | | | | | | | | | | | |
| E | 18/01/22 | Building CO67 retained | | | | | | | | | | | | | | | | | | | | | |
| D | 03/11/21 | Layout revised | | | | | | | | | | | | | | | | | | | | | |
| C | 15/09/21 | Private drive added | | | | | | | | | | | | | | | | | | | | | |
| B | 17/05/21 | Updated to client's comments | | | | | | | | | | | | | | | | | | | | | |
| A | 21/05/21 | Units reduced to 185 | | | | | | | | | | | | | | | | | | | | | |
| I/R | DATE | DESCRIPTION | | | | | | | | | | | | | | | | | | | | | |
| SHEET TITLE: Illustrative Layout | | | | | | | | | | | | | | | | | | | | | | | |



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Note: The plan is based on buildings being 2 storeys in height.



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PROJECT:
Former Pirbright Institute,
Compton

CLIENT:
Homes England

SHEET NUMBER:
04_108

PROJECT NUMBER:
60544578

SCALE:
1:1250@A1

DATE CREATED:
27/02/2020

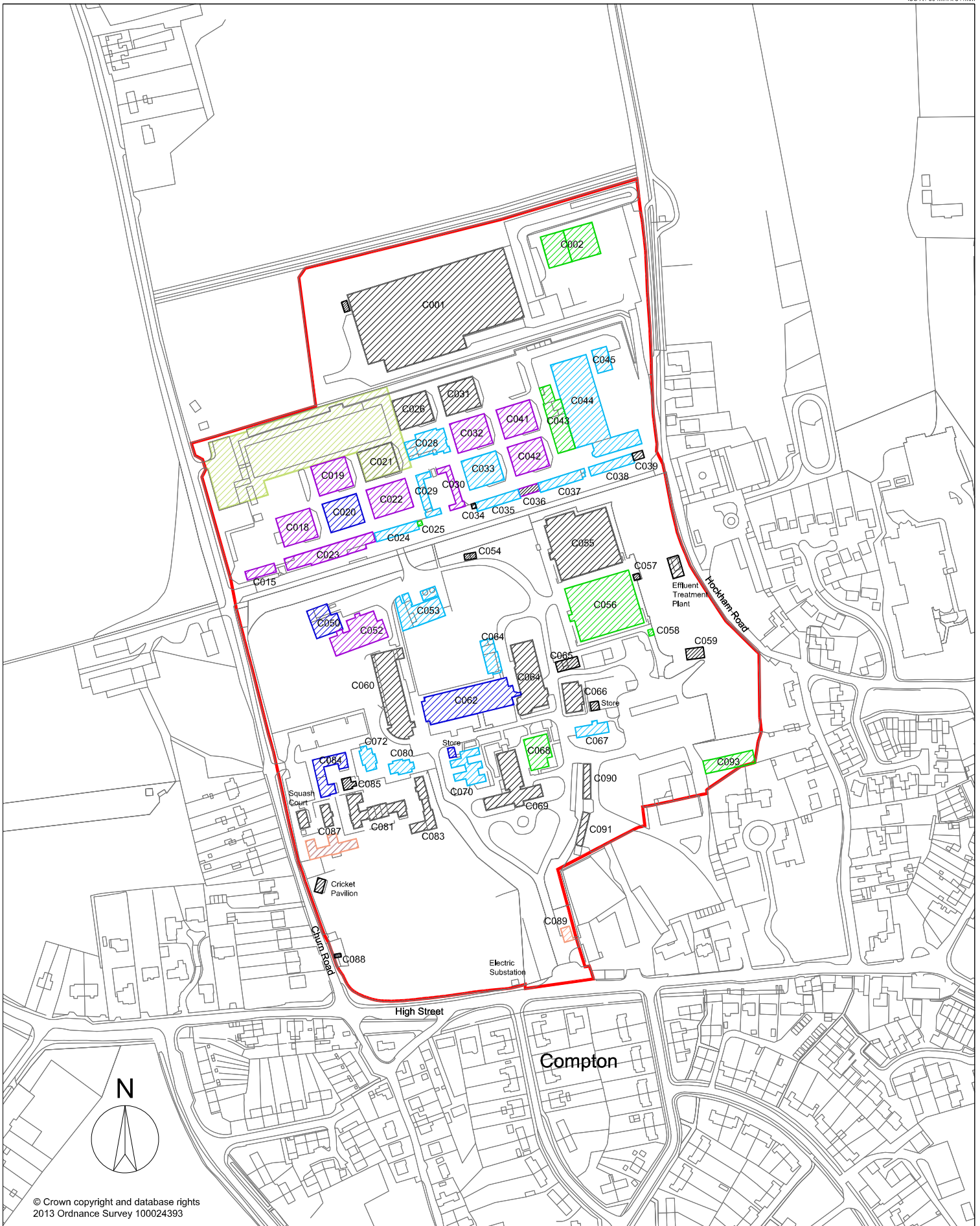
KEY

- Application boundary
- Public open space
- Indicative building
- Existing trees to be maintained
- New trees
- Future reserved employment site
- Private gardens
- Main roads
- Quiet street
- ➔ Site access
- ➔ Employment access
- Proposed pedestrian route
- Existing public rights of way
- Compton circular route
- Private drive / parking space
- Retained buildings

SHEET TITLE:
Illustrative Layout

Status: For Planning

| CHECKING/VERIFICATION | | |
|-----------------------|----------|------------------------------|
| DRAWN: | NO | CHECKED: |
| VERIFIED: | NO | DATE: |
| | | 27/02/20 |
| ISSUE/REVISION | | |
| I/R | DATE | DESCRIPTION |
| E | 18/01/22 | Layout revised |
| D | 03/11/21 | Layout revised |
| C | 15/09/21 | Private drive added |
| B | 17/05/21 | Updated to client's comments |
| A | 21/05/21 | Units reduced to 185 |



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PROJECT:
Former Pirbright
Institute, Compton

CLIENT:
Homes England

SHEET NUMBER:
04_105

PROJECT NUMBER:
60544578

SCALE:
1:1,250@A1

DATE CREATED:
18/10/19

- KEY**
- Red line application boundary (15.83ha)
 - Intervet site
 - Buildings to be demolished**
 - Phase 1
 - Phase 2
 - Phase 3
 - Phase 4
 - Phase 5
 - Retained

STATUS: For Discussion

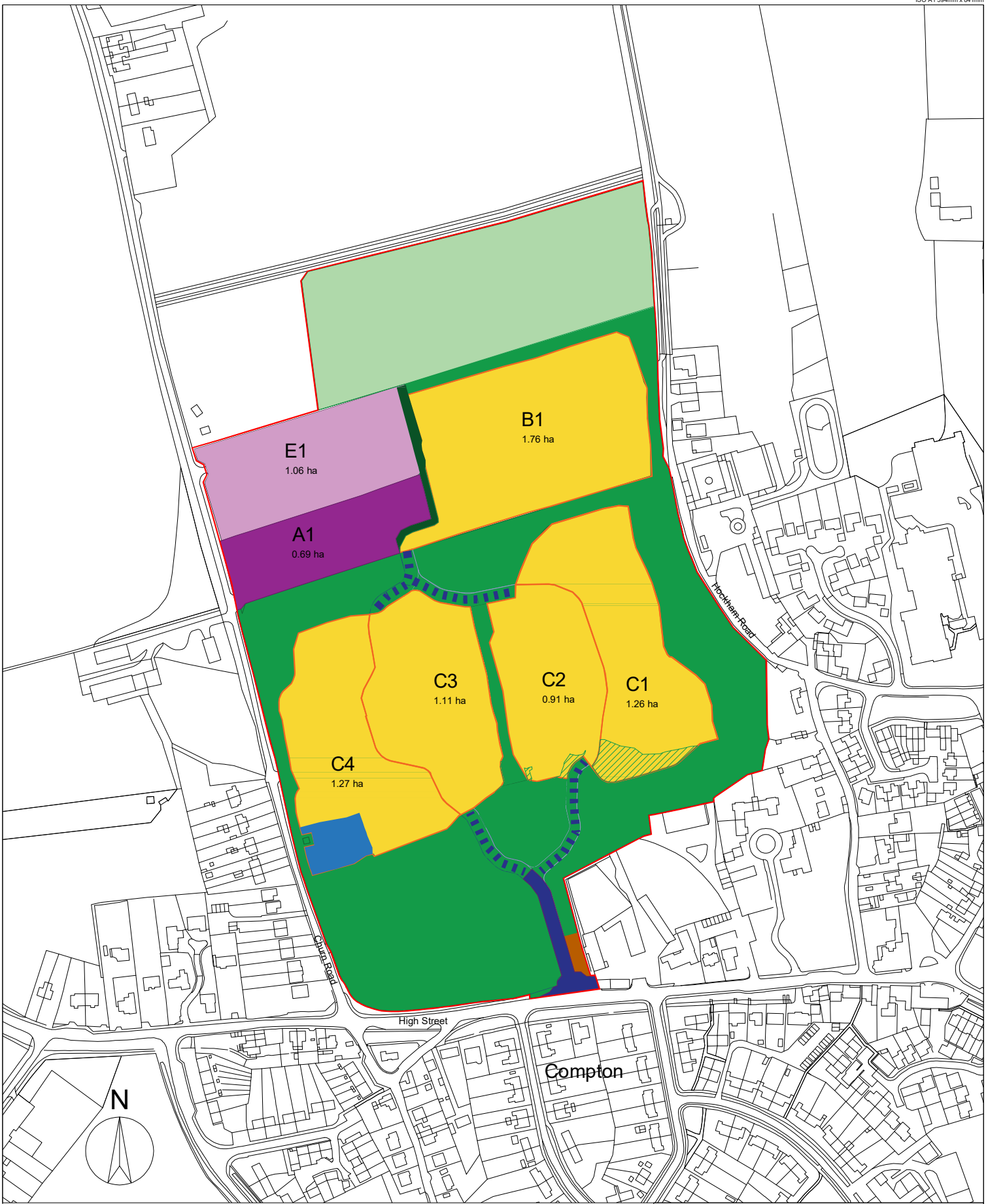
CHECKING/VERIFICATION

| | | | |
|-----------|----|----------|------------|
| DRAWN: | BP | CHECKED: | WD |
| VERIFIED: | RD | DATE: | 09/11/2019 |

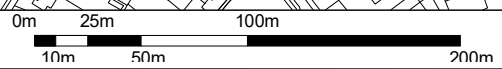
ISSUE/REVISION

| IR | DATE | DESCRIPTION |
|----|----------|--------------------------|
| C | 19/01/22 | C087 retained |
| B | 10/01/20 | Buildings revised |
| A | 01/11/19 | Demolition phase amended |

SHEET TITLE:
Demolition Plan



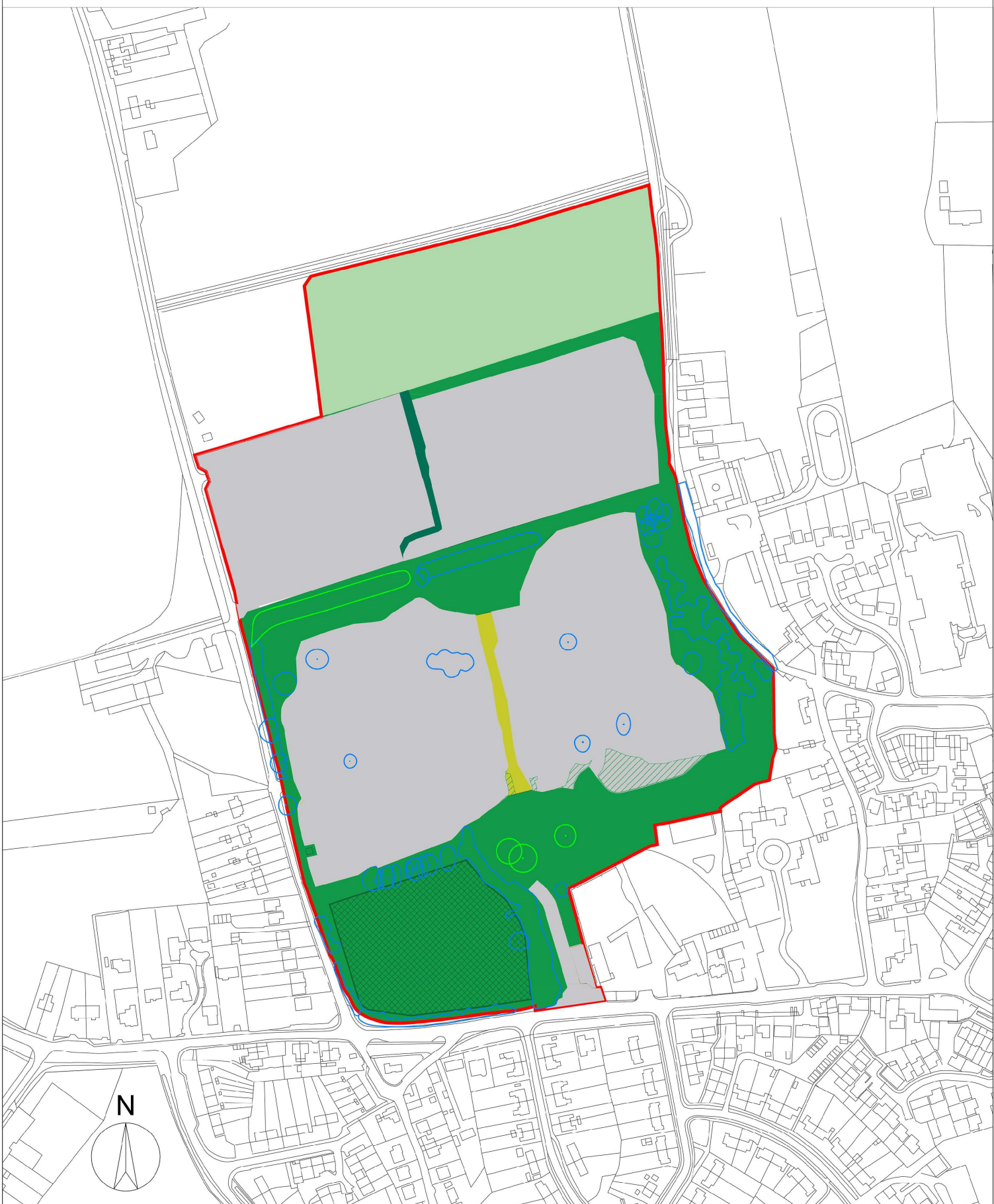
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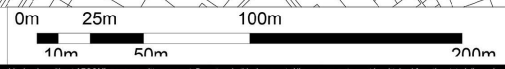
| <p>Bridgewater House Whitworth Street MANCHESTER, M1 6LT +44 (0) 161 907 3500 tel www.aecom.com</p> | <p>PROJECT: Former Pirbright Institute, Compton</p> | <p>SHEET NUMBER: 04_101</p> | <p>KEY</p> <ul style="list-style-type: none"> Red line application boundary Residential parcel Existing open space Enhanced Green Infrastructure space Green buffer Employment parcel Future reserved employment site Existing gatehouse Enhanced existing road Indicative parcel access No build zone Retained plot | <p>STATUS: For Planning</p> <p>CHECKING/VERIFICATION</p> <table border="1"> <tr> <td>DRAWN:</td> <td>BP</td> <td>CHECKED:</td> <td>WD</td> </tr> <tr> <td>VERIFIED:</td> <td>RG</td> <td>DATE:</td> <td>28/10/19</td> </tr> </table> | DRAWN: | BP | CHECKED: | WD | VERIFIED: | RG | DATE: | 28/10/19 | | | | | | | | | |
|---|--|--|--|--|--------|-------------|----------|----------|-------------------------|----|----------|-----------------|---|----------|-----------------|---|----------|-------------------------|---|----------|-----------------|
| | DRAWN: | BP | | CHECKED: | WD | | | | | | | | | | | | | | | | |
| VERIFIED: | RG | DATE: | 28/10/19 | | | | | | | | | | | | | | | | | | |
| <p>CLIENT: Homes England</p> | <p>PROJECT NUMBER: 60544578</p> | <p>SCALE: 1:1,250@A1</p> | <p>ISSUE/REVISION</p> <table border="1"> <tr> <th>IR</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td>E</td> <td>18/01/22</td> <td>Parcel boundary updated</td> </tr> <tr> <td>D</td> <td>15/11/21</td> <td>Parcels changed</td> </tr> <tr> <td>C</td> <td>19/04/21</td> <td>Parcels changed</td> </tr> <tr> <td>B</td> <td>30/10/19</td> <td>Employment access added</td> </tr> <tr> <td>A</td> <td>28/10/19</td> <td>Parcels amended</td> </tr> </table> | IR | DATE | DESCRIPTION | E | 18/01/22 | Parcel boundary updated | D | 15/11/21 | Parcels changed | C | 19/04/21 | Parcels changed | B | 30/10/19 | Employment access added | A | 28/10/19 | Parcels amended |
| IR | DATE | DESCRIPTION | | | | | | | | | | | | | | | | | | | |
| E | 18/01/22 | Parcel boundary updated | | | | | | | | | | | | | | | | | | | |
| D | 15/11/21 | Parcels changed | | | | | | | | | | | | | | | | | | | |
| C | 19/04/21 | Parcels changed | | | | | | | | | | | | | | | | | | | |
| B | 30/10/19 | Employment access added | | | | | | | | | | | | | | | | | | | |
| A | 28/10/19 | Parcels amended | | | | | | | | | | | | | | | | | | | |

SHEET TITLE:
Land Use Parameters Plan

DATE CREATED:
08/09/19



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PROJECT:
Former Pirbright
Institute, Compton

CLIENT:
Homes England

SHEET NUMBER:
04_102

PROJECT NUMBER:
60544578

SCALE:
1:1,250@A1

DATE CREATED:
08/10/19

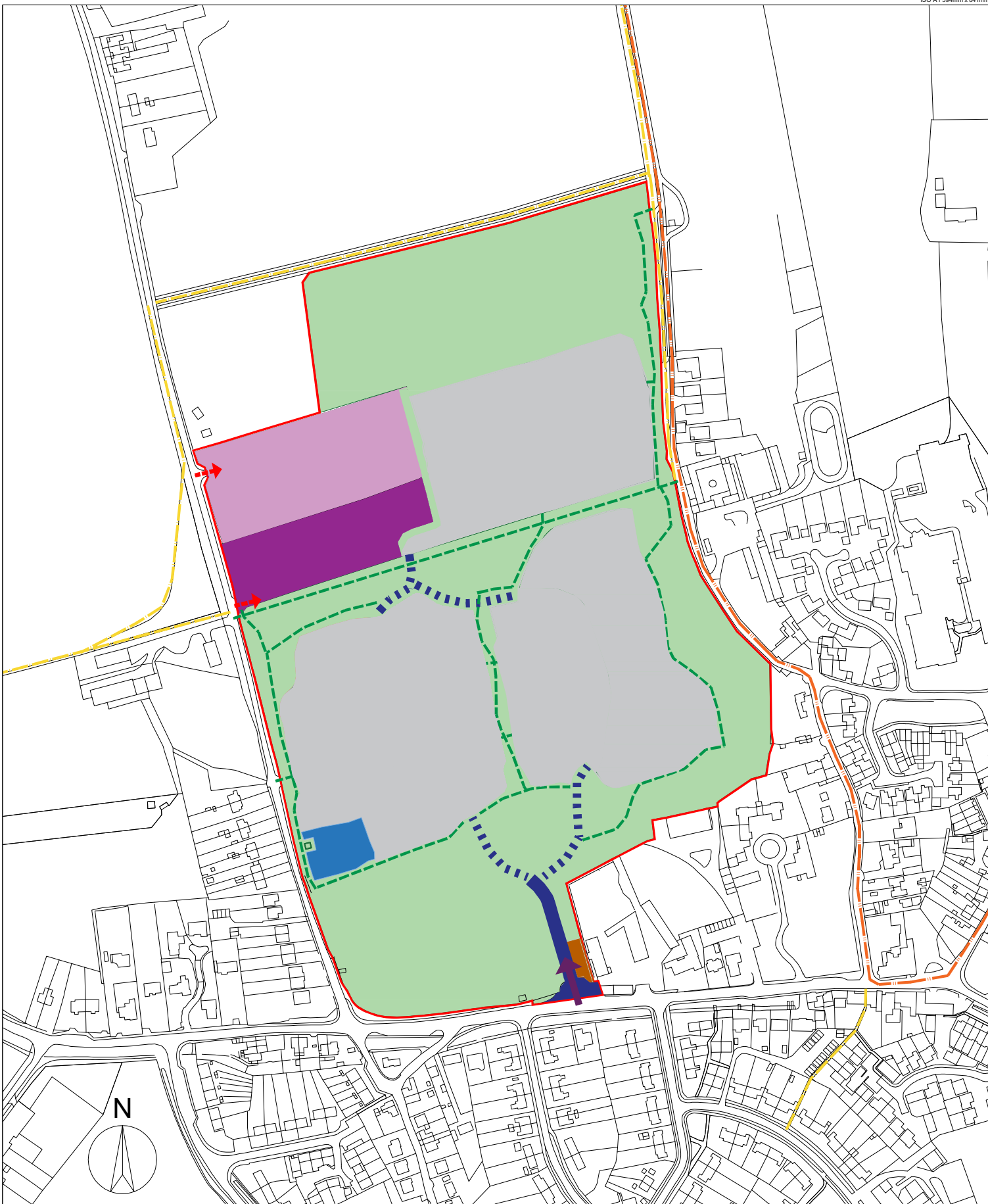
- KEY**
- Red line application boundary
 - Development parcel
 - Public open space serving a wider area
 - Central green street
 - Wildlife Habitat Area
 - Green buffer
 - Cricket pitch
 - Retained Category A trees
 - Retained Category B trees

STATUS: For Planning

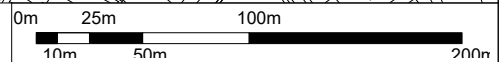
| CHECKING/VERIFICATION | | | |
|-----------------------|----|----------|----------|
| DRAWN: | BP | CHECKED: | WD |
| VERIFIED: | RG | DATE: | 30/10/19 |

| ISSUE/REVISION | | |
|----------------|----------|-------------------------------|
| NO | DATE | DESCRIPTION |
| G | 18/01/22 | Parcel boundary updated |
| F | 16/11/21 | Category A & B trees added |
| E | 15/11/21 | Parcels changed |
| D | 15/09/21 | Play areas removed |
| C | 07/05/21 | Parcels changed |
| B | 30/10/19 | Community uses parcel amended |
| A | 28/10/19 | Parcels amended |

SHEET TITLE:
Green Infrastructure Parameters Plan



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PROJECT:
Former Pirbright
Institute, Compton

CLIENT:
Homes England

SHEET NUMBER:
04_103

PROJECT NUMBER:
60544578

SCALE:
1:1,250@A1

DATE CREATED:
08/09/19

- KEY**
- Red line application boundary
 - Employment parcel
 - Future reserved development site
 - Residential parcel
 - Open space
 - Existing gatehouse
 - Site access
 - Access to employment parcel
 - Public Rights of Way
 - Proposed footpath
 - Enhanced existing road
 - Indicative parcel access
 - Compton circular route
 - Retained plot

STATUS: For Planning

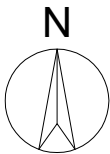
CHECKING/VERIFICATION

| DRAWN | WD | CHECKED | WD |
|----------|----|---------|----------|
| VERIFIED | RG | DATE | 28/10/19 |

ISSUE/REVISION

| IR | DATE | DESCRIPTION |
|----|----------|---------------------------|
| E | 18/01/22 | Parcel boundary updated |
| D | 15/11/21 | Parcels changed |
| C | 2/03/20 | Emergency access added |
| B | 30/10/19 | Employment access amended |
| A | 28/10/19 | Parcels amended |

SHEET TITLE:
Movement Parameters Plan



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PROJECT:
Former Pirbright Institute,
Compton

CLIENT:
Homes England

SHEET NUMBER:
04_115

PROJECT NUMBER:
60544578

SCALE:
1:1250@A1

DATE CREATED:
03/11/2021

KEY

- 2 bed unit (40 units - 25%)
- 3 bed unit (64 units - 40%)
- 4 bed unit (40 units - 25%)
- 5 bed unit (16 units - 10%)
- Total: 160 units - 100%

Status: For Discussion

CHECKING/VERIFICATION

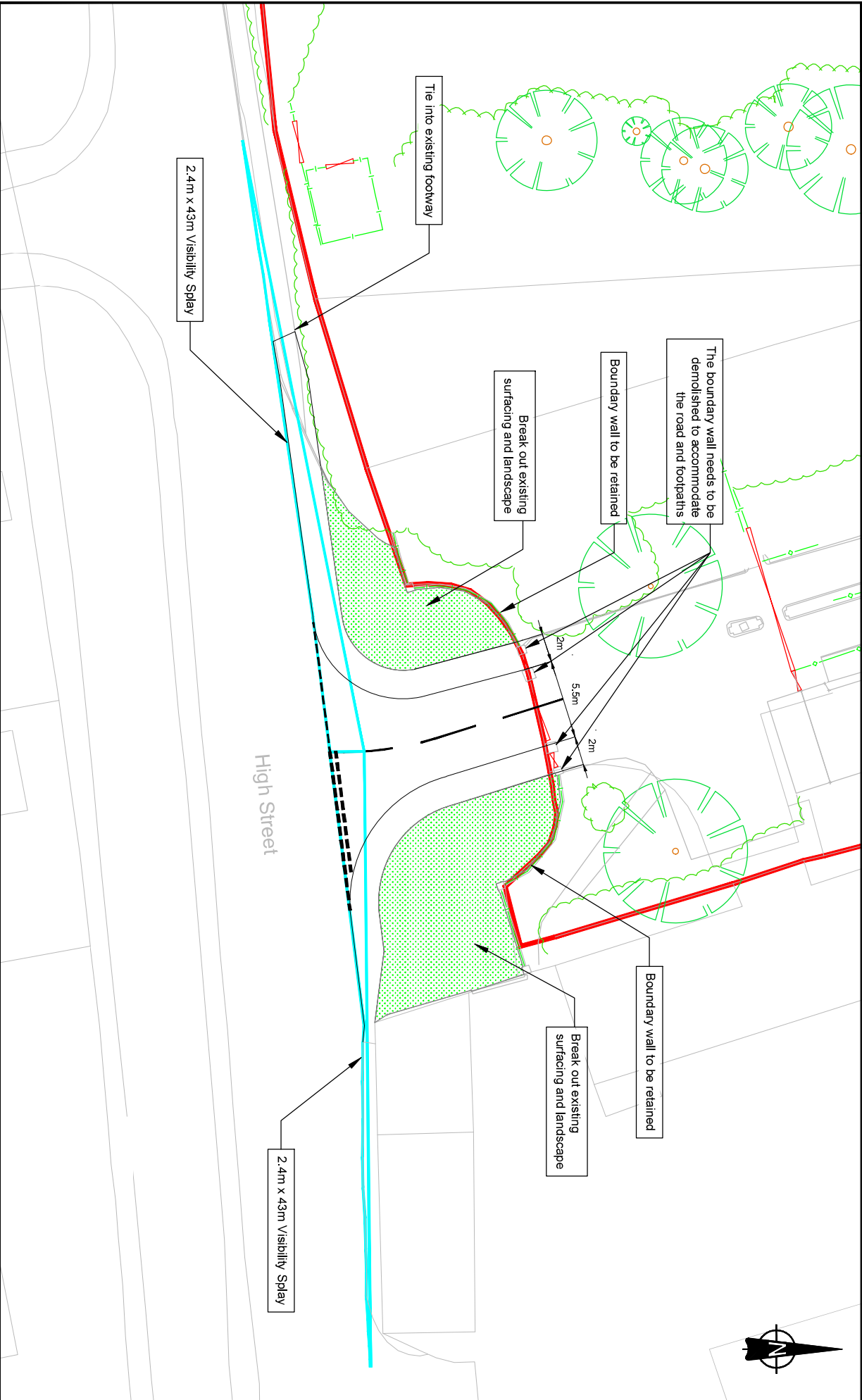
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| DRAWN: | NO: | CHECKED: | BY: |
| VERIFIED: | NO: | DATE: | 03/11/21 |

ISSUE/REVISION

| I/R | DATE | DESCRIPTION |
|-----|------|-------------|
| | | |

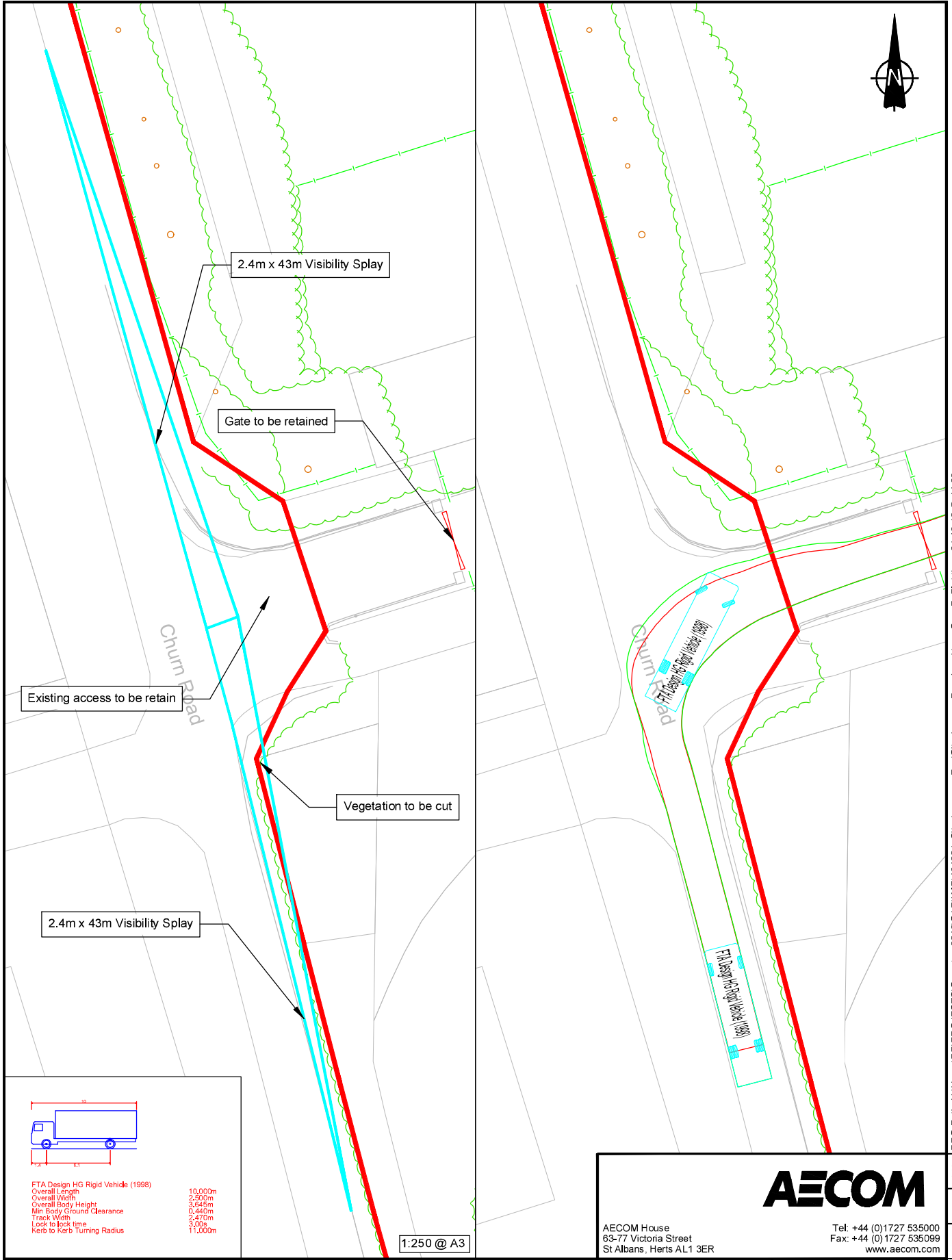
SHEET TITLE:
Indicative Housing Mix

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| | | | |
|--------------------|---------------------------------------|--|-----------------------------|
| Client: | Homes England | Title: | Proposed Access Arrangement |
| Project: | Former Pitbright Institute Compton | <p>AECOM House 63-77 Victoria Street St Albans, Herts AL1 3ER</p> <p>AECOM</p> <p>Tel: +44 (0)1727 535000 Fax: +44 (0)1727 535089 www.aecom.com</p> | |
| Design: | AM | CAD: | AM |
| CHKd: | DC | Appd: | SOC |
| Date: | October 2019 | Scale: | 1:250 @ A3 |
| No. 60544578_SK001 | | Rev: | |
| | | | A3 |

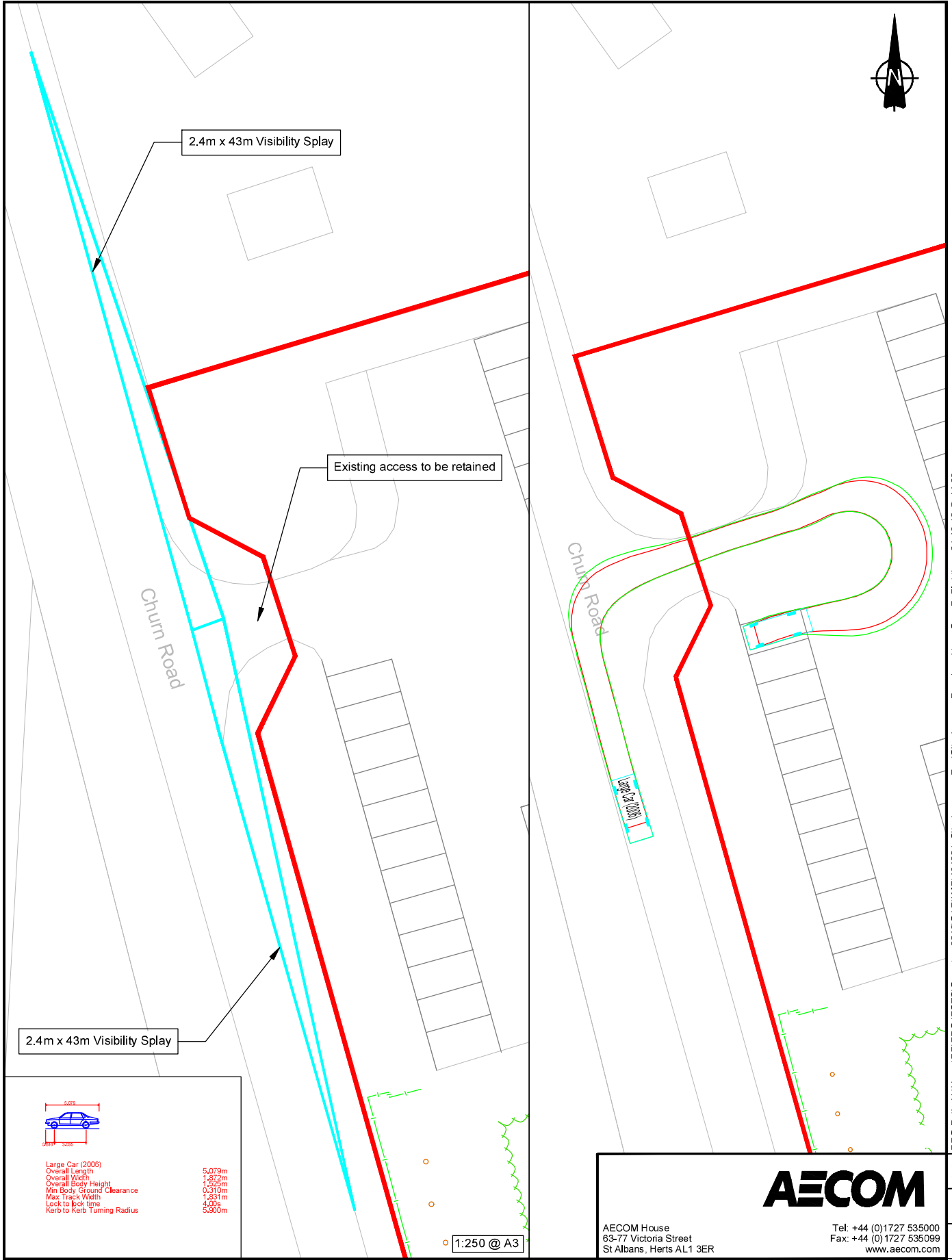
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Printed on 100% PostConsumer Recycled Content Paper



DRG Path: H:\Home\DP\PROJECTS\Compton 2019\CAD\WP\191204_Site Accesses Rev\Site Access_Rev.dwg User: CrewD Plot time: 04-12-19 @ 11:32am

| | |
|----------|---------------------------------------|
| Client: | Homes England |
| Project: | Former Pirbright Institute Compton |

| | |
|--------|-----------------------------------|
| Title: | Churn Road Intervet HGV Access |
|--------|-----------------------------------|



Large Car (2006)
 Overall Length: 4.87m
 Overall Width: 1.825m
 Overall Body Height: 1.525m
 Min Body Ground Clearance: 0.310m
 Max Track Width: 1.831m
 Lock to Lock time: 4.00s
 Kerb to Kerb Turning Radius: 5.300m

| | |
|----------|------------------------------------|
| Client: | Homes England |
| Project: | Former Pirbright Institute Compton |

| | |
|--------|-------------------------------------|
| Title: | Churn Road Intervet Car Park Access |
|--------|-------------------------------------|

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 www.aecom.com

| | | | |
|---------|---------------|--------|----|
| Design: | DC | CAD: | DC |
| Chk'd: | SOC | App'd: | JA |
| Date: | November 2019 | Scale: | |

No. 60544578_SK003

| | |
|------|---|
| Rev: | A |
|------|---|

A3

DRG Path: H:\Home\DP\PROJECTS\Compton 2019\CAD\DWG\191204_Site Accesses Rev\Site Access_Rev.dwg User: CrewD Plot time: 04-12-19 @ 11:33am