

COMPTON PARISH COUNCIL RESPONSE TO THE IAH
SUPPLEMENTARY PLANNING DOCUMENT (SPD)

Without prejudice, Compton Parish Council (CPC) welcomes the SPD and considers it to be a well researched and presented comprehensive Planning Policy Document.

Compton Parish Council accepts that the IAH site will be developed. CPC insists that the following comments be incorporated into the final SPD document. The provisions of the Village Design Statement (VDS) must be strictly observed and the landscape character of the AONB should be enhanced by the change of use of this site.

CPC wishes to see a modest, mixed development on the site, comprising some business units, starter and small homes as well as larger properties, retention of some existing mature trees and hedges with green space in all areas.

Compton is defined as a service village in the core strategy and so developer contributions should be targeted to improving and enhancing service provision within the village. In particular healthcare, community pre-school, community groups and community facilities.

CPC, while recognising West Berkshire Council's planning constraints, is disappointed that clarity could not be provided on the maximum ceiling of housing numbers for both areas B and C.

The development design must follow the guidelines laid down in the **Parish Design Statement (section 2.29)** and adhere to SPD **section 5** and SPD **section 3.44 to 3.46**.

CPC would like the wording of **section 5.13 (type of employment development)** to be updated to say it would allow small scale office development.

CPC would like **5.23 (Schering-Plough position on lease termination)** to be included as a policy in the policy section.

Planning Principles

In preparing this section the CPC has included the original wording from the SPD and then provided re-drafted wording with the changes underlined. Where the CPC has proposed an addition to the principles this is not underlined. In some cases the CPC has provided commentary in support of the existing principle, or has provided feedback that the CPC would like to be incorporated, where this has been done the CPC leaves it to West Berks to propose suitable amendments.

Our response is structured in the same order as the SPD principles to aid readability.

Land Uses

LU4 (Affordable Housing)

Redraft from:

LU4: Affordable housing should be provided on-site in accordance with policy CS6 of the West Berkshire Core Strategy

To:

LU4: Affordable housing must be provided on-site in accordance with policy CS6 of the West Berkshire Core Strategy

LU5 (Local Letting Policy)

Redraft from:

LU5: A local lettings policy should be explored for the site to allow a percentage of the affordable housing provision to be reserved for people with local needs. The percentage will be informed by the outcomes of an up-to-date Registry of Interest survey and agreed with the Council's Housing and Planning Departments

To:

LU5: A local lettings policy must be included as a planning principle for the development of the site to allow a percentage of the affordable housing provision to be reserved for people with local needs. The percentage will be informed by the outcomes of an up-to-date Registry of Interest survey and agreed with the Council's Housing and Planning Departments

LU 7 (Addition – Housing Survey)

Add:

LU7: A Housing Survey must be undertaken prior to the submission of a Planning Application that includes housing and the output of such survey included as part of the Planning Application.

LU 8 (Addition – Developer Contributions)

Add:

LU8: Developer contributions will be sought to support and enhance the community pre-school provision within the village.

Green Infrastructure

G13 (Cricket Pitch)

CPC supports the proposal in **G13** that the current cricket ground remains a green space and becomes a public recreation area.

Design

D3 (Height of Buildings)

Redraft from:

D3: The height of buildings should be in proportion to their surroundings.

To:

D3: The height and design mix of buildings should be in proportion to their surroundings.

D7 (Addition – links with existing village)

The effective integration of the site with the existing community of Compton is of upmost importance. Therefore we require the addition of

Add:

D7: The design should create links with the existing village, allowing free access across and through the development, to support effective integration with the rest of the village.

Transport and Accessibility

T1 – (Churn Road)

We would not support a commercial vehicle access road from Churn Road to the site, as this is a quiet lane (T1 refers). The CPC is concerned about the possibility that development of commercial units to the western part of Area B would result in further traffic to or via the current industrial unit in area B onto Churn Road. The CPC feels that any developer would raise concerns that it would be undesirable for such traffic to go through the site via the front access. There is also the possibility of expansion of the existing industrial unit, bringing more traffic to Churn Road.

T3 (Existing Main Entrance)

Redraft from:

T3: The existing main access to the site should be retained in order to ensure the streetscape is maintained.

To:

T3: The existing main access to the site should be retained in order to ensure the streetscape is maintained. Traffic Calming must be provided in the High Street near this entrance to reduce vehicle speeds entering and leaving the site and along the High Street.

T4 (Car Parking)

Public transport provision is highlighted in **section 4** as a weakness for this village; therefore there will be a high reliance on cars. CPC insists that due to the lack of transport infrastructure serving Compton, off-road parking for housing is above the norm will be required in this development in order to prevent the recurrence of the parking practices in Burrell Road and Lowbury Gardens, where cars park on the access roads.

Redraft from:

T4: Car parking should be provided in accordance with the Council's most up-to-date standards at the time of any future planning application

To:

T4: Car parking should be provided to the maximum (in terms of spaces) allowable and in accordance with the Council's most up-to-date standards at the time of any future planning application

T7 (Addition - Speed Limits)

Add

T7: Speed limits must be reviewed at the entry roads to the village as part of any future planning applications for this site.

Lighting

L2 (Addition – Lighting Business Premises)

Add:

L2: The integrity of the dark night skies in the North Wessex Downs should not be compromised. Any business premise lighting can have a disproportionate impact and should be controlled to ensure that lighting is on only when the premises are in use.

CPC has taken great care and consideration in preparing the above amendments. They reflect the observations brought to the attention of CPC during attendance at the WBC consultations and the CPC collective opinion as appointed representatives of the Parish. The CPC trusts the amendments will further enhance the final SPD, seeking to develop the Parish appropriately and without detrimental impact on the community and its position within the AONB.