



Issues Paper

Compton Neighbourhood Plan Evidence Document

February 2020

Table of Contents

1.	Introduction	2
2.	Methodology.....	2
3.	Policy Context Overview.....	3
4.	Local Context and Issues.....	6
4.1.	Population, Housing and Development	6
4.2.	Business and Employment	10
4.3.	Communities, Education and Facilities	12
4.4.	Environment and Greenspace.....	20
4.5.	Roads and Transport	24
5.	From objectives to policy responses.....	28
	Appendix 1: Compton Demographics (with housing development of 140 dwellings	31

1. Introduction

- 1.1. A Neighbourhood Area for Compton Parish was designated in January 2017. A Steering Group has subsequently been established to lead the preparation of the Compton Neighbourhood Plan (NDP) on behalf of Compton Parish Council. The NDP is proceeding towards the preparation of a draft NDP and evidence base leading towards a Regulation 14 consultation. The NDP will cover the period to 2036.
- 1.2. The purpose of this Issues Report is to bring together all the information and evidence that is most relevant to the preparation of the NDP, and to examine what it tells us about the aspirations of the people of Compton for the future of their community and determine the objectives that they want to achieve from their plan. The report will form an important background document to the Neighbourhood Plan and should be used as a key point of reference for members of the Neighbourhood Plan Steering Group.
- 1.3. This Report should be read in conjunction with the ‘Pirbright Site Issues and Policy Objectives – Interim Policy Statement’ dated September 2019 which provides specific proposed policy responses for the NDP specific to the HSADPD allocation HSA23.
- 1.4. The quality of the evidence base to inform the development of a Neighbourhood Plan is a key consideration when the plan undergoes Independent Examination. This Report therefore fulfils the following functions:
 - 1) Identifies the ‘baseline’, summarising the current situation in Compton;
 - 2) Highlights local issues and problems expressed by the community;
 - 3) It considers how problems might be solved through Neighbourhood Plan policies, showing the movement between an understanding of evidence and policy development;
 - 4) Where formal planning policies are not appropriate the report considers whether non-planning action may be appropriate.

2. Methodology

- 2.1. At the outset of the preparation of the Compton NDP, it was understood that a robust evidence base was required in order to support and justify the development of the Plan. Furthermore, it was understood that the principles of sustainable development needed to underpin the development of the Compton NDP, including its Vision, Objectives and Policies.
- 2.2. The evidence base has been collated on a continual basis throughout the preparation of the Plan, mainly by the members of Compton NDP Steering Group. Use of the Steering group members in gathering the evidence base has ensured consideration of the issues considered to be important by the local community.
- 2.3. A questionnaire was undertaken across the Parish in 2018 to determine the views of the community and these have been incorporated into this Issues Paper.

- 2.4. The report covers the entire area designated under the Neighbourhood Plan; however wider contexts are also considered where they relate. The issues and evidence gathered has been presented through five Neighbourhood Plan themes which reflect the range of socio-economic and environmental aspects of planning, these are as follows;
- Population, Housing and Development
 - Business and Employment
 - Communities, Education and Facilities
 - Environment and Greenspace
 - Roads and Transport

3. Policy Context Overview

- 3.1. As part of the Development Plan, the NDP will sit within an established planning context and a hierarchy of planning documents. The NDP must be in conformity with the strategic policies of the development plan, namely all the policies of the West Berkshire Council's Core Strategy, having regard to National policy and guidance.
- 3.2. The planning policy context for the Compton Neighbourhood Plan includes the following elements. The list is not exhaustive.
- Planning Law: (For example the Town and Country Planning Act 1990 (as amended), the Planning and Compulsory Planning Act 2004, The Localism Act 2011).
 - Planning Regulations: (For Example the Neighbourhood Planning (General) Regulations 2012 and the Environmental Assessment of Plans and Programs Regulations 2004).
 - National Policy: The National Planning Policy Framework (NPPF – revised 2019) and Planning Practice Guidance (PPG).
 - Development Plan Policy which includes the West Berkshire Core Strategy (CS) adopted July 2012, Housing Site Allocations Development Plan Document (HSADPD) adopted May 2007, and the saved policies of the West Berkshire District Local Plan 1991-2006
 - Pirbright Institute site, Compton Supplementary Planning Document (September 2013)
 - North Wessex Downs Area of Outstanding Natural Beauty Management Plan 2014 – 2019

National Policy

- 3.3. The revised National Planning Policy Framework (NPPF) (February 2019) states the purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs. Achieving sustainable development means that the planning system has 3 overarching economic, social and environmental objectives, which are interdependent

and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives).

- 3.4. The whole of the parish of Compton is located within the North Wessex Downs Area of Outstanding Natural Beauty (AONB). Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads. The scale and extent of development within these designated areas should be limited. Planning permission should be refused for major development other than in exceptional circumstances.

Local Policy

West Berkshire Core Strategy (WBCS)

- 3.5. The West Berkshire Core Strategy is the main development management and planning document covering Compton.
- 3.6. The village of Compton is designated within the West Berkshire CS as a ‘Service Village’, located wholly within the North Wessex Downs AONB. Policy ADP 1 confirms Services Villages have ‘*More limited range of services and some limited development potential*’ in the third tier of the settlement hierarchy. It continues to state:

‘The scale and density of development will be related to the site’s current or proposed accessibility, character and surroundings. Significant intensification of residential, employment generating, and other intensive uses will be avoided within areas which lack sufficient supporting infrastructure, facilities or services or where opportunities to access them by public transport, cycling and walking are limited.’

- 3.7. CS Policy ADPP5 for the North Wessex Downs AONB confirms that “*The service villages will continue to provide a range of services to their communities and surrounding areas. A limited level of development will be accommodated to meet local needs, including employment, housing, amenity and community facilities, to maintain the areas as vibrant and balanced communities with their own sense of identity*”.

Housing Site Allocations DPD (2006-2026)

- 3.8. Maintaining an adequate land supply throughout the plan period and carrying forward the housing requirements of the Core Strategy is the main role for the Housing Site Allocations DPD.
- 3.9. Of most relevance to the Compton NDP is the allocation within the plan for the residential-led redevelopment of the Pirbright Site. Policy HSA23 sets out the framework for development of this 9.1 ha site to provide approximately 140 dwellings with a mix of community and employment space. This creates the basis on which any future planning application must be prepared and determined.
- 3.10. The formal allocation updates a Supplementary Planning Document (SPD) adopted in September 2013, which was produced through engagement with the Parish Council, local community and landowners.

- 3.11. The formal allocation by the HSADPD followed examination with the Inspector concluding in their report¹ the following matters:
- It is essential that any development respects the location of the site within the AONB and is compatible with the character and appearance in the village (para 97).
 - The significant areas required for landscape buffers are justified in order to ensure that, in particular, the visual consequences of the development on the AONB would be acceptable (para 97).
 - There is a risk that the provision of any such significant number of new dwellings (in addition to those under HSA23) in a relatively small settlement could have detrimental consequences, not only on the character of the village but also on the community itself (para 98).
 - The implementation of a scheme would be viable in accordance with Policy HSA23 (para 99).
 - Any change in circumstances could be assessed and considered as part of the NDP process (para 101).
- 3.12. In summary, Policy HSA23 in combination with relevant sections of the SPD, provides the starting point upon which any future planning application must be prepared and determined. It is essential that any development respects the location of the site within the AONB and is compatible with other densities in the village. Significant areas required for landscape buffers are justified in order to ensure that, in particular, the visual consequences of the development on the AONB would be acceptable. The amount and extent of development envisaged by Policy HSA23 has been tested by the HSADPD Inspector and was considered viable and sound.
- 3.13. The allocation, which will represent a significant level of change to the Parish, is of high concern among the community; offering a number of opportunities and threats. These will be discussed throughout this scoping report where relevant, and the NDP will seek to provide policy responses that add to guidelines set out in Policy HSA23. Any change in circumstances from that set out in the Policy can be assessed and considered as part of the NDP process.

¹ File Ref: PINS/W0340/429/6 (06th April 2017) Inspector's Report on the examination into the West Berkshire Housing Site Allocations Development Plan Document.

4. Local Context and Issues

4.1. Population, Housing and Development

Parish overview

- 4.1.1. The Parish covers² an area of just over 1,500 hectares, and has a population of 1,571 persons living in 624 dwellings³. The population has remained fairly stable over recent years, increasing at a slower rate than the average population rise across West Berkshire.
- 4.1.2. The population structure is skewed towards the younger and working age groups, with the largest age group of the population being between 30 and 60 years. Approximately 23% are under 16 years, higher than the UK average of 19%, and 11% over 65 years, which is significantly lower than the UK average of 18.2%.
- 4.1.3. Compton is characterized by healthy levels of economic activity and low unemployment. Almost $\frac{3}{4}$ of the population who are aged 16-74 years are in employment, higher than the average in West Berkshire. The majority of those in employment are employed in managerial, professional or technical occupations and travel outside the village to work.
- 4.1.4. Most existing dwellings in the Parish are owner-occupied detached or semi-detached, comprising 36% and 40% respectively of the total stock of housing. Flats, maisonettes and apartments make up less than 10%. 20% of the housing stock in Compton is social housing, compared with 18.2% in England.

Housing Development

- 4.1.5. Compton Parish Council commissioned CCB to provide a ‘Report on Housing Need Compton’ in November 2016. It recognised there is significant aspiration for home ownership in Compton. The Report recommended the development of a rural exception site to meet the affordable housing needs of local people. The identified need is set out in the table below. A site of 12 homes comprising a mixture of 1, 2- and 3-bedroom properties, including both Shared Ownership and Affordable Rent tenures is advised.

Table 1: Property need, size and tenure in Compton (CCB report)

	Affordable Rent units	Shared Ownership units
1 bedroom	6	5
2 bedrooms	3	1
3 bedrooms	2	2
Total	11	7

- 4.1.6. The allocation of the Pirbright site in the West Berkshire HSADPD is set to provide a residential-led development “with the provision of approximately 140 dwellings, delivering an appropriate mix of dwelling sizes and types which conserve and enhance the character of Compton. An element of employment floorspace will be replaced within the site.”

² The Designated Compton Neighbourhood Area

³ 2011 Census data

- 4.1.7. It is anticipated that this number of dwellings will represent a considerable change in the size and balance of Compton, introducing approximately 340 additional inhabitants⁴ and a population increase of 20%.
- 4.1.8. It is recognised in the Local Plan that development of the site “*could potentially provide a greater level of growth than that normally expected in a service village, which will have implications for the distribution of development*” however at point of adopting the CS, clarity on delivery and appropriate scale was not known.
- 4.1.9. CS Policy 6 requires 30% of affordable housing on previously developed land and Policy HSA23(ii) requires a local lettings policy to be explored for the site. The NDP vision is to provide a range of owned and rented housing of different types, in a sustainable mixed setting of energy efficient quality homes, recreational facilities, green spaces and work places, to suit and be affordable to each demographic, as defined by age and circumstances, and sympathetically designed to integrate with and protect the rural character of the village.
- 4.1.10. The 12 affordable dwellings for local people, recommended in the CCB Housing Needs Report (Nov 16) should therefore be brought forward as part of the redevelopment of the Pirbright site, bringing forward a range of homes to meet needs of the locals at the earliest opportunity.
- 4.1.11. Consequently, there is no requirement for the NDP to allocate further land within the Parish for housing however, this should not preclude other brown field nor infill site applications within the settlement boundaries coming forward in the future.

Built Environment

- 4.1.12. The village of Compton is noted for its pattern of generous open spaces within the settlement, many of which are linked visually or physically and lead the eye into the surrounding countryside. The village also has a distinctive settlement pattern. The two settlements of Compton and East Compton, divided by the old railway line, have distinct rural characters which should be maintained.
- 4.1.13. East Compton is a cluster of sporadic, residential houses and cottages outside the village boundary. It was originally sited around and opposite the church, although in more recent times there has been development northwards, on the Downs Road from the Old Red Lion public house, now a private dwelling and close to the junction of Downs Road with the Aldworth Road, to Greyladies House.
- 4.1.14. The buildings in the landscape outside the village are mainly farms and barns; New Farm, Woodrows Farm, Cheseridge, with Church Farm and Stocks Meadow Farm and Barn closer to the village. Most of these remain as working farms although some of the buildings are now used for other purposes.

⁴ Based on 2.4 persons per dwelling.

- 4.1.15. Compton has a variety of house styles and this variety adds interest. Mono-style estates add little to the street scene and mistakes of the past, for example, single tile type/colour used throughout the whole estate (on roofs) should not be repeated

The Historic Environment

- 4.1.16. The Parish of Compton was settled at a very early date, with evidence of Stone Age, Bronze Age and Iron Age occupation around the hillfort of Perborough Castle. The inhabitants farmed the surrounding area quite intensively and a large number of field systems have been examined on nearby Cow Down⁵. The farming community continued into the Roman times, with sites rich in Roman discoveries in the Pang Valley and the Downs.
- 4.1.17. In the 6th Century, Saxons settled into the village, which then became known as Compton. It was in the Medieval times when Compton was divided into two estates which are still evident in the present day – West Compton (the main existing village) and East Compton (Surrounding the church). For further information on the history of Compton please see the book, *The Story of Compton: A Berkshire Downland Village* by Linnett McMahon & David Mankin (ISBN: 9780953949007).
- 4.1.18. Compton Conservation Area was designated in 1984 and extends north from the High Street, wrapping around Cheap Street and Horn Street. There are a number of buildings in this historic core of the village that are Grade II listed including The Manor House on the High Street, Compton House and Yew Tree House. There is one Grade II* listed building in the Parish, this is the Church of St Mary and St Nicholas to the east of the village.

Village Design

- 4.1.19. The National Planning Policy Framework (paragraph 125, 2018) puts Neighbourhood Planning at the heart of the drive for quality development. It states:
- 'Design Policies should be developed with local communities so that they reflect local aspirations and are grounded in an understanding and evaluation of each areas defining characteristics. Neighbourhood Plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development'*
- 4.1.20. Good design is a multi-faceted concept that goes beyond the architectural style of buildings, and includes amongst other factors, consideration being given to green areas and the spaces between buildings.
- 4.1.21. We seek to ensure that all new building design is in line with the Compton Village Design Statement (Oct 05), ensuring that it is sympathetic to and integrates with existing buildings and protects the rural character of the village. Quality homes should be delivered that are secure, energy efficient, digitally advanced, environmentally sensitive, work for every age group and cause the minimum intrusion upon the surrounding natural landscape of the AONB in which our village sits. We will endeavour to influence Homes England to select innovative developers that fully adhere to "Building for Life" guidelines.

⁵ <https://www.british-history.ac.uk/vch/berks/vol4/pp15-21>

4.1.22. The Pirbright site, being discreet, offers an ideal opportunity to build a state-of-the-art development, using the latest eco building materials, energy efficiency measures, emission controls and central power/heat sources such as ground source heat pumps. Such a development will play its part in transitioning to a low-carbon future in response to Central and Local Government targets. WBDC declared a Climate Emergency in July 19.

4.1.23. The Steering Group support the West Berkshire District Council Core policy CS4 regarding the density of developments as referenced in this paragraph regarding Housing Type and Mix.

4.1.24. Lower density developments below 30 dwellings per hectare will be appropriate in certain areas of the District. Some parts of the urban areas and some villages are particularly sensitive to the impact of intensification and redevelopment because of the prevailing character of the area, the sensitive nature of the surrounding countryside or built form, and/or the relative remoteness from public transport.

Key issues and opportunities

- Over ¼ of respondents to the village NDP survey said their current property will not meet future needs.
- 34% said their next move within the village would be to bigger properties (3 – 5 bedrooms), while 28% would be looking to downsize.
- 15% said that their future needs would best be suited by “retirement housing” or “warden assisted retirement housing”
- The housing needs assessment identified a requirement for a minimum of 12 affordable properties for local people, and these could all be provided in the Pirbright site development.
- A question in the village NDP Survey asked how many houses (in addition to the planned 140 homes on the Pirbright site) could sustainably be built within Compton over the next 15 years? A total of 191 of 414 returns stated 1-25 homes and 61 of 414 stated 26-50 homes.
- 45% of respondents said that outside of the Pirbright site additional homes should be in small developments – 9 or fewer dwellings
- Modern development pressure will increase the risk of harm to the setting of the conservation area and listed buildings
- There is a general threat of unsympathetic and non-traditional new buildings which may lead to the decay and loss to historic and built environment.
- Due to Compton’s rural location, its restricted local employment opportunities and its limited bus services, there is a heavy reliance on cars (see Section 4.5 below) in the village. Consequently, car ownership often exceeds WBDC’s recommended parking spaces per new build homes.
- Pirbright pre-application planning communications between HE and WBDC have been ongoing since 2017. NDP Steering Committee members have been allowed to walk round the site during 2018/19 but access to buildings has been denied. Until an event held on 21 Jan 20, there has been no consultation with the wider community. HE has not invited the Compton Community to join them in preparing a “Statement of Community Involvement”

Housing and Development Objectives	
HD1	The village will remain small and well contained within its downland valley setting to retain its feeling of remoteness and the visual qualities of the AONB in which it sits.
HD2	Limit growth to 2036 to brownfield and infill sites within the existing settlement.
HD3	Insensitive design could cause loss of any historic or traditional character. We will seek to enforce building design that will ensure the visual character of the Parish is retained and enhanced.
HD4	The discreet Pirbright site will provide a best in class development using the latest eco-material and energy efficiency measures that will play its part in transitioning to a low-carbon future in response to Government targets.
HD5	The Pirbright site will be developed by way of a residential led mixed scheme in accordance with WBDC policy HSA23 providing 140 homes and some work space in a green environment.

4.2. Business and Employment

- 4.2.1. Compton has a rich history as a working village, and while farming and racehorse training has always been an important industry for the rural village, there has always been a broad range of substantially sized, international-level companies, particularly science-based, in Compton. This gives the village a unique perspective that should be retained and developed further as a rural employment base, while respecting and working with its AONB designation.

Farming Background

- 4.2.2. Historically, the farming was concentrated on small scale farming businesses, however since the 1950s large estates are now predominant in the area. Today, the farming land around Compton is owned and run by Beeswax Farming (circa 5,000 acres), Yattendon Estates, Maxstead Farming. As farming has changed so the number of farm employees has dropped, however the nature of estates means that it is likely that more people are employed than if the farms were run by one-man band farmers.

The Ironworks

- 4.2.3. In the 1800s, to facilitate the growing use of iron farm machinery, Bakers and Sons Foundry was developed. It grew into a substantial business, aided by the development of the railway links to Compton. At its height it employed 90 people with a large percentage of the village working (or working alongside their farming businesses) at the site producing all manner of goods from horseshoes to farm equipment to street cleaning machines.

- 4.2.4. In the 1920s the company began to experience financial difficulties, eventually leading to its closure after the war. Following this, various businesses used the site up until the foundry's demolition, with some of the site used for house building (now White Walls

Close). The rest of the site has been repurposed and is now the UK HQ of Baxters Healthcare.

The Pirbright Institute

- 4.2.5. In 1937, landowner Alfred Barclay sold the Manor Farm Estate of 1500 acres to the Agricultural Research Council (ARC). Compton was chosen as a site for an ARC Field Station because Barclay had already been working alongside the ARC on some small-scale research project. The ARC later bought a further 500 acres between Compton and Ilsley. Renamed the Institute for Research on Animal Diseases, the organisation had a huge impact on village life building over 100 houses for staff - villagers were reported to welcome the employment opportunities. In 1975 there was 350 staff, easily the major employer in the village, numbers that were roughly maintained until 1993. The company was renamed the Institute for Animal Health and continued to add and improve its services. In 1993 Compton produced one of the first breakthroughs in the understanding of BSE. The site's last major addition was the Edward Jenner Institute for Vaccine Research. In 1987, the operation was renamed the Pirbright Institute. The facility at Compton closed down in 2015, all of the company's operations moving to the Surrey base at Pirbright.
- 4.2.6. The company's influence in the village was significant with many families associated with employment on the Pirbright site. Some have remained in Compton, with a number commuting to the site in Surrey, while others have continued to live in Compton but have found scientific roles elsewhere. The 2011 census data shows that 14.1% (the highest percentage) of the population is employed in the scientific and technical sector. This is further supported by the NDP Survey 'Where Do You Work' conducted in July 2019, where the scientific and technical sectors were again the most popular. A very high percentage of Compton's inhabitants work in the science industry as Compton is a short distance south of 'Science Vale UK', which is a significant area of economic growth that is well on the way to becoming a global hotspot for enterprise and innovation. Spread across both South Oxfordshire and Vale of White Horse District Councils' areas, it is home to a significant proportion of the region's scientific, research and development, and high technology businesses. The region is gaining an international reputation as a first-choice business location for companies wanting to make their mark in business and research. Science Vale UK has two enterprise zones and new businesses relocating to these areas can benefit from business rates discounts, superfast broadband and simplified planning.
- 4.2.7. Further significant-sized businesses have moved to Compton, most of them with scientific backgrounds, such as Ridgeway Pharmaceuticals, Carbosynth, the companies attracted by the facilities in the village and the good transport links. CarboSynth, a growing company who has recently merged with another German company, has two locations in the village and is keen to remain here. The company has already expanded from their original site to include the former Raceform building on the High Street, they are keen for a bespoke site to overcome issues such as space and parking. As a key local employer, it is of upmost importance to retain the company in the village. At present around 10 per cent of its 90-strong work force are Compton residents – at all levels from manual workers to board level. The company has recently been recruiting new staff in the summer of 2020, this has involved recruitment of new scientists from outside the village who have since moved into Compton, and local people for administrative and logistical roles.

4.2.8. A Business Survey has been conducted in support of the NDP. The Survey revealed established companies ranging from local downland to international businesses based in Compton, with single homeworkers to companies employing more than 50 members of staff. While the Survey revealed general satisfaction towards companies being located in Compton, the Survey indicates challenges associated in attracting staff and moving to the village. The Survey revealed high support for more business development in Compton. Carbosynth would be interested in some shared business space for meetings and a business hub, possibly also sports and showering facilities. This view was echoed by all sizes of businesses in the village, including the growing band of full-time and part-time homeworkers, single person companies as well as the larger organisations based in the village. The shop and Post Office and the Foinavon are important facilities to retain in the village for local businesses. Improved broadband was similarly another service requiring improvement.

Key issues and opportunities

- Only 12% of respondents work in the village of Compton while over half travel for employment to local towns including Newbury, Thatcham and Hungerford, as well as further afield in Basingstoke, London and Bracknell.
- Two thirds of the respondents said they would like to see more job creation within the village
- Business are attracted to the Parish because of its rural location and proximity to the Science Vale and strategic transport links.
- Improved broadband and improved parking facilities were voted the top issues businesses would like to see developed in the Parish, as well as meeting facilities for provision of networking opportunities.

Business and Employment Objectives	
BE1	To ensure that existing employment space within the Parish is retained and encourage provision of new employment space for the scientific and technological sectors.
BE2	To encourage the development of an appropriately located enterprise and networking hub for use by local businesses.
BE3	The NDP should support the improvement and creation of parking facilities for workers within the village

4.3. Communities, Education and Facilities

4.3.1. In terms of its Community, Education and Facilities activities, these are as follows:

- Schools – The village accommodates successful primary and secondary schools. In addition, there is an active and well-supported pre-school facility at the village hall. The Downs School is one of the principal secondary schools serving West Berkshire.
- Community Facilities – The physical facilities associated with community activities tend to be in different ‘clusters. From East to West these are
 - The Church

- The Recreation Ground, Village Hall and Wilkins Centre
 - The ‘High Street’ Village Shop, Foinavon Pub, Hairdressers and Surgery
 - The Downs Leisure Complex
 - The Scout Hut and associated land
- Community Activities – There is a broad range of social and interest groups using the facilities in the Parish. There is also evidence of some overlap between school and local community facility usage, though this could be explored further as part of the CEF/NDP process, particularly with respect to any new facilities. Major social communication occurs through the bi-monthly ‘Compilations’ magazine, which is delivered direct to each household, with copies also available in the Village Shop and Pub. There is also a Compton Parish Council website, Village and Parish Council Facebook pages, and village noticeboard, which publishes mainly formal notifications of Parish Council business and associated issues.

Rights of Way and recreational walks

- 4.3.2. With its proximity to the Ridgeway and location as an Area of Outstanding Natural Beauty (AONB), the village is ideally positioned not only to provide recreational walking activities for residents, but to attract further tourism through the NDP process. This is consistent with and evidenced by the Government ‘Landscapes Review’ report in September and its findings including accessibility of AONB to the general public.
- 4.3.3. On the northern boundary of the Parish, the Ridgeway National Path crosses the landscape. This ancient route runs along the northern scarp of the downs and is peppered with barrow sites and hill forts, used since prehistoric times by travellers, herdsmen and soldiers. With dramatic scenery and some major landmarks, it is a very attractive destination for walkers, ramblers, horse riders and cyclists through the AONB.
- 4.3.4. It is imperative that all design features within any future development of Compton village are highly sympathetic to the AONB status of the area and its surrounds to ensure that this well-used route and other landscape attractions are retained as rural destinations.
- 4.3.5. There is an extensive network of public Rights of Way and Bridleways within the Parish that are valued by residents and wider users of the AONB network.
- 4.3.6. The West Berkshire Rights of Way Improvement Plan 2010-2020 seeks to encourage the improvement and enhancement of the Rights of Way Network, setting out the key responsibilities of the Council and landowners in their maintenance. However, no detailed policy currently exists in the development plan to exclusively protect the networks and their recreational value. The NDP could therefore include provisions for protecting well used Rights of Way networks from future development and ensure their amenity is not lost.
- 4.3.7. Any development on the Pirbright site ought to be sympathetic to access routes (walking and cycling) to the Ridgeway.

Schools

- 4.3.8. An essential aspect of the community are the Schools – both primary and secondary. Although a key part of the fabric of the village, they are directed and managed by independent parties, with separate links to Government. Hence the NDP role is to understand what aspects may affect village life in order to raise awareness and to align where possible.
- 4.3.9. The two schools have an excellent reputation and are often cited as a key reason for growing families moving to or remaining in Compton. Both schools are currently at capacity, with the primary school serving the village and surrounding area, and the secondary school again serving the village, but with a much broader catchment area almost to Newbury in the south, and Blewbury in the north. Indeed, this factor also reinforces the demographic calculation in Appendix 1. Consultation with the Head of Compton's primary and secondary Schools has revealed the following needs and issues. Some of these are school-specific but many have, either currently or potentially, a crossover with needs identified for the overall community.

School Occupancy

- 4.3.10. The potential step increase in children (0-16 years) and young adults (16-18) outlined in Appendix 1 needs to be agreed and factored into official demographic forecasts for school planning purposes. This is seen by residents as a critical issue given that the schools are predominantly currently full to capacity and it is highly likely that any new housing will be family-orientated.
- 4.3.11. The effect of such increases is likely to have major impact on the primary school. Although we understand that the order of housing increase is not sufficient to warrant a new primary school, there is little in the way of additional space in current classrooms or land for new buildings/activities/classrooms in the current primary school to cater for this type of potential increase. This impact is a direct correlation as all local children of the appropriate age groups are expected to attend the primary school.

- 4.3.12. Regarding the secondary school, there is slightly more flexibility. Overall school numbers are set at a total of 1,260. As well as catering for children from the Compton village catchment area, each year's intake also has a discretionary number of places for children from surrounding areas. New children arriving in the village would have some benefit of entry, although this will predominantly be in the 'new intake' year. The school would be more challenged to accommodate new intakes of any significant number part-way through their education.

Traffic and Parking

- 4.3.13. This is an issue for both schools which also impacts other aspects of the NDP report. Regarding the primary School, there is no drop-off parking other than on-road, which causes significant congestion at certain times of day. Parents are encouraged to walk their children to school. The NDP should be cognisant of this, particularly with new housing being

built at the other side of the village, and promote adequate pavements, walkways and cycle tracks to encourage parents not to use cars.

4.3.14. Regarding the secondary School, there are parking requirements of a ‘less local’ nature due to the broader catchment area – hence there is a broader need for more parking/drop-off points. The school travel survey 2019 showed that 13% of the school population travelled to school by car. Consideration should be given to the development of currently green roadside verges as drop-off points, which would alleviate this ongoing issue.

Sporting Facilities

4.3.15. At the secondary school, the gymnasium and some green pitches are considered not fit for purpose for the size and quality of the school. This includes additional gymnasium space, gymnasium infrastructure and an all-weather AstroTurf pitch. The school is willing to consider how these issues can be resolved as part of a broader community initiative. Hence, there is a real opportunity to consider these needs in parallel with those identified by (and for) the local community in previous sections of this report, finding solutions that satisfy both parties.

Other Student Issues

4.3.16. The NDP team approached some Year 12/13 students from the secondary School to ascertain if there were any other issues. Two emerged – firstly an out-of-school-hours coffee bar where students could meet. This is a similar need to that expressed by the local community later in this report. Secondly, better public transport infrastructure to give better travel options (e.g. after-hours school activities) and reduce traffic in the village through parental school runs.

4.3.17. With increasing population comes the challenge of increasing communication. The NDP team supports the concept of additional funding and resource to develop, manage and maintain a web-based communication initiative to compliment the bimonthly ‘hard copy’ Compilations magazine. This is necessary so that residents know what’s on in a more interactive way, publicise what is available and when, and to ensure that any investment in community facilities are well publicised.

Surgery

4.3.18. The Downland Practice is another key part of the fabric of the village. It is also directed and managed by an independent group of partners. Again, the NDP role is to assist to align the Practice’s commercial direction with village needs and requirements. With respect to this, longer surgery hours would be beneficial to residents as at present it is open weekday mornings only.

4.3.19. The preferred Downland Practice strategy is to develop and improve the Compton surgery as part of a broader Primary Care Network initiative. However, to do this, the Practice would require new land and funds to achieve its aim, to relocate the surgery from its existing site. Part funding could come from the use of the current site for development, and the NDP Steering Group is supportive of this approach. The ultimate outcome of this is unknown at present, but a collaborative funding and construction approach between the surgery and

any funding requirement for community facilities could be in the interests of all parties. However, at this point in time, the best solution for the surgery is unknown and rests partly on discussions above, alongside the strategic objectives of the surgery partners.

Compton's need for Community and Education Facilities

4.3.20. The NDP process has offered the opportunity to review Community, Education and Facilities issues in a broad context. The following factors have all been considered in this process:

- i. Feedback from residents from the Residents' Survey, which had a high response rate.
- ii. Direct 1:1 follow-up interviews and discussions with key organisers and representatives (approx. 30 people).
- iii. Demographic analysis of the Compton population. As stated in Appendix 1, currently the percentage age ratio of under 16:16+ (Adult) is 23%:77%. However, the increase in housing of 140, as stated earlier in the report will most likely be focused on family homes. Our calculations suggest that this could change the ratio to 25%:75%, an actual increase of approx. 136 children, i.e. c9-10 per year of age (Appendix 1). In the event of higher numbers of houses being built than 140, this would increase this ratio further, well past the national average of 19%.
- iv. Analysis and usage and quality of community facilities (i.e. points 2&5 in section 6.2 (i) above. Current use of the Village Hall and Wilkins Centre is 'healthy' and hall usage is nearing capacity. There is some evidence of some activities having to 'migrate' to neighbouring villages or meetings not being accommodated. Two other key factors are also important – the age of current premises and further space for indoor sports.
- v. The current buildings, whilst having been built in the late 1950s, have been refurbished over the years and, although old, are in what might be called 'average' condition at the moment. The Scout Hut, while providing an excellent social environment for young people, is only used within the Scout and Guides movement and its overall state of repair provides little opportunity outside of this for use as a community recreational facility at weekends.

Summary of Findings

4.3.29. Table 1 highlights key findings of Community, Education and Facilities needs for Compton as defined by residents and users. It summarises key activities, needs and evidence and is the result of the consultation and subsequent analysis process highlighted in Section 6.3.

Table 1 – CEF Key Needs and Evidence in ROAG form, based on NDP Consultation

Organisation/Activity	Target Age	Identified Need	Evidenced by
Pre-School	0-3	R	Current space and state of repair (internal & external) are already an issue which will be exacerbated by additional family housing.
Football	All	R	Clear need to improve Football Pavilion and changing.

Activities – Recreational – Young People	0-18	R	Recreational facilities for young people identified as a key issue, which will grow with population increase.
Youth Groups (Scouts, Cubs, Brownies etc)	5-18	O	Popular activity so the need will increase to R, if there is a quick population increase.
Activities & Interest Groups (Autumn Group, WI etc)	Adult	O	Near capacity usage of current facilities. Storage capacity limited, particularly for Compton Players. Increasing issue with age of current facilities.
Other Sports Groups (e.g. Yoga, Archery, Fencing etc)	All	O	Additional public badminton court would also double up as space for other activities.
Primary School	4-11	O	Currently operating at high space capacity so less able to cope with step increase.
Secondary School	11-18	A	Sports facility requirements and step increase in local child population challenge as new residents arrive in the village.
Facilities - Surgery	All	A	Surgery expansion at Compton is the Downland Practice's preferred strategic option. However, a relocation of the surgery out of Compton cannot yet be discounted.
Outdoor Recreational Pursuits (walking, cycling)	Adult	A	Issues picked up under Environmental/Green Space team.
Church Groups	All	A	Meetings often held at home due to lack of public meeting space, which is not ideal.
Facilities – Commercial (Shops, Pub etc)	All	A	More housing may have greater impact. Commercial factors prevail.
Activities - Allotments	Adult	G	Possible additional demand

Key

R	Red – High Need
O	Orange – Medium/High Need
A	Amber – Medium Need
G	Green – Low Need

Key issues and opportunities

4.3.30. The NDP process provides an opportunity to promote a major step change in sports and social facilities for both the village and area. This is particularly important given that fact that the NDP underpins a village plan up to 2036, by which time existing facilities will be getting on for 80 years' old. Additionally, the increase in population that will come with any future development will increase the pressure on, and capacity needed of these community facilities. There is little doubt that increased capacity would encourage new societies and activities to emerge

- 4.3.31. The NDP Survey 2018 and subsequent qualitative analysis has identified the following greatest evidenced priorities for community, education and facilities in Compton:
- 4.3.32. Enhanced Pre-school facilities. The pre-school submitted quite comprehensive feedback and included not only concerns for their own infrastructure but also for the wider community. As a charitable institution, it relies on fundraising and grants for survival. With more young families moving to Compton a greater burden on resources is anticipated. Moreover they have to cater for children from the surrounding area who have no such facility in their own villages so would ideally like to look for premises with more capacity. The pre-school currently has one room for up to 24 children of all abilities together and limited ancillary facilities. It is annexed to the Village Hall. In terms of space, design and fabric of the building and potential increase in usage, this is a clear priority for the village. The potential Piglets Nursery offers a 16-place pre-school room with access to garden, a second 12-place toddler room and a further 12 --place baby room alongside a wider range of fit-for-purpose ancillary facilities.
- 4.3.33. Enhanced community facilities as discussed above to create a better Village Hub, including aspects such as café/ youth club, etc and host a broader range of village (and possibly school) sporting and social activities including the highly successful and established Compton Players drama group.
- 4.3.34. Upgrade the scout hut, a highly popular activity which can only increase in popularity in the future. This is well placed in its current position with use of the adjacent field, however upgrades to the existing facility to ensure long-term sustainability would be welcomed.
- 4.3.35. Upgrade changing facilities for football club: These are required not only because of current state, but also will be required as a Football League requirement should the team continue to do well and be promoted to higher leagues. It is important to note that a similar need is also expressed by the Downs School, both in terms of changing and (in their case) an Astroturf pitch. The school is willing to discuss a sharing arrangement with the Community on this and other sports/social facilities.
- 4.3.36. Park/recreation ground upgrades to cater for all age groups. Particularly regarding younger people, the provision of a skate park was evidenced – it could be envisaged that this may provide on new open green space created within the Pirbright site.
- 4.3.37. The creation of new housing in the village will put additional pressure on current CEF facilities, both medium and long term. Any new housing attracts a Communities Infrastructure Levy (CIL) which could be used to improve agreed infrastructure. This can cover both services (e.g. transportation) and/or buildings (e.g. buildings improvements) and any may also be supplemented with other local/national grants and local fundraising.
- 4.3.38. It is envisaged by the NDP Steering Group that some of the issues surrounding community facilities can be listed on the Parish Infrastructure Priorities list as community action to be funded through developer contributions and the Community Infrastructure Levy.
- 4.3.39. As the NDP underpins a village plan up to 2036, the CEF needs identified above need to be future proofed to that date. CIL funding could be used to this purpose. Two different

approaches have been considered to address this (in addition to some of the needs described in Section 6.5):

1) Development of New Facilities to create a Village Community Hub:

This could comprise adequate sports, drama/theatre and community meeting spaces, catering facilities/café, information, recycling and environmental center along with adequate parking. It may also accommodate upgraded doctors' surgery (which is line with their current strategy), business hot-desking, and shared school facilities, depending on the circumstances.

Regarding location, with the acquisition of the cricket pitch as a village amenity, a plot adjacent to this would be an obvious place for such a new building. If this was located close to the current entrance to the Pirbright site, it could also provide much needed village parking, linked to the cricket pitch and to pathways up onto the Ridgeway for walkers to access the Downs. It would also easily link in with the current commercial area of the shop, pub and hairdresser. An added advantage is that it would free up the existing current buildings next to the recreational ground to be used to increase the size of the pre-school. This would also allow development of the village football facilities, which is required to meet the demands of the village team following their promotion to a higher league.

We believe that this would be an excellent long-term investment for the community, offering good space for current activities, effectively a 'village center' and promoting growth in new activities in the village for the foreseeable future. However, it would rely on acquisition of some of the current Pirbright Institute land for it to be viable, as well as an analysis on financial sustainability.

2) Refurbishment of Current Facilities:

The alternative approach is an upgrade to the existing Village Hall/Pre-school building and Wilkins Centre. There is some space for this, but is perhaps more limited in its potential scope. However, there are two major disadvantages.

Firstly, the NDP underpins a village plan up to 2036, by which time existing facilities will be around 80 years' old. Additionally, the increase in population that will come with any future development will increase the pressure on, and capacity needed for these community facilities. In short, this may offer a short-term solution, but the NDP offers the unique opportunity for a longer-term solution as identified above.

- 4.3.40. With increasing population comes the challenge of increasing communication. The NDP team supports the concept of additional funding and resource to develop, manage and maintain a web-based communication initiative to complement the bimonthly 'hard copy' Compilations magazine. This is necessary so that residents know what's on in a more interactive way, publicise what is available and when, and to ensure that any investment in community facilities are well publicised to ensure an active and thriving village community.

- 4.3.41. From time to time residents have also mentioned the provision of other retail amenities for the village such as shops, café, takeaway etc. The loss of public services has contributed to the isolation of many rural communities across the country and amidst the 2020 covid-19 pandemic, the value that has been placed on the existing services including the shop by residents of Compton has been evident. It is therefore vital that such amenities are protected in the future.
- 4.3.42. Regarding a café, this is mentioned above as part of a village hub. With the potential approval of 140 new houses, the CEF team believe that this can be catered for by the existing village shop, pub and hairdressers. The team are supportive of new retail amenities in the village that enhance the environment for residents, but are also cognisant of the fact that any new facility would need to apply independently for planning permission and be driven by commercial factors outside of the control of the NDP.

Community, education and facilities Objectives	
CE1	To ensure that the parish of Compton is well supported with sports, social and education facilities, in response to future village development and for current residents, as guided by the NDP process.
CE2	To create and positively support the concept of a 'Village Hub'. This involves preferably new community facilities (with upgrades to existing buildings as a second option) and also the improvement of web-based information for residents.
CE3	To ensure that short-term key priorities are addressed as part of proposed village development, such as support and enhancements to the successful pre-school.
CE4	Protect and enhance the Rights of Way network and associated AONB for recreational purposes

4.4. Environment and Greenspace

Landscape

- 4.4.1. The Parish of Compton is located in the heart of the North Wessex Downs Area of Outstanding Natural Beauty (AONB), the third largest AONB in the country which crosses through Wiltshire, Berkshire and Oxfordshire⁶.
- 4.4.2. The parish sits within the AONB Landscape character area of the Compton Open Downland, described⁷ as being: "*a rolling downland landscape, characterised by flat-topped hills intersected by concealed dry valleys. Fields are large and often without physical division, forming large geometric blocks of arable land. The horse racing industry is a prominent feature of the landscape. The area is comparatively well-settled, with some villages, including East Ilsley and Compton, set within the lower dry valleys. Prehistoric barrows, ancient tracks and medieval villages are visible features within the present landscape.*"

⁶ North Wessex Downs AONB Management Plan 2014-2019

<http://www.northwessexdowns.org.uk/uploads/docs/manplan/North%20Wessex%20Downs%20AONB%20Management%20Plan%202014-19%20for%20WEB.pdf>

⁷ West Berkshire Landscape Character Assessment <https://info.westberks.gov.uk/CHandler.ashx?id=47980&p=0>

4.4.12. The area is largely characterized by arable farmland, with small areas of ancient woodland on hill tops and a strong presence of the horse racing industry through areas of studs and paddocks.

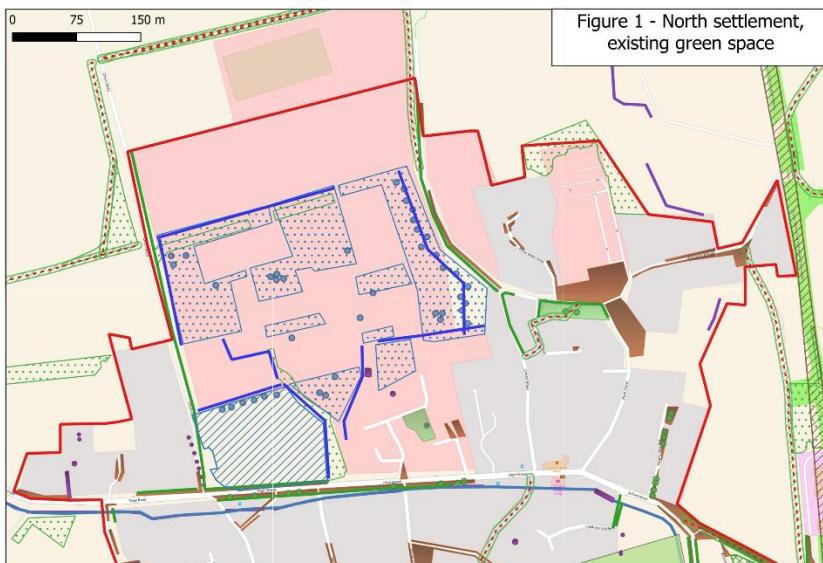
Greenspace

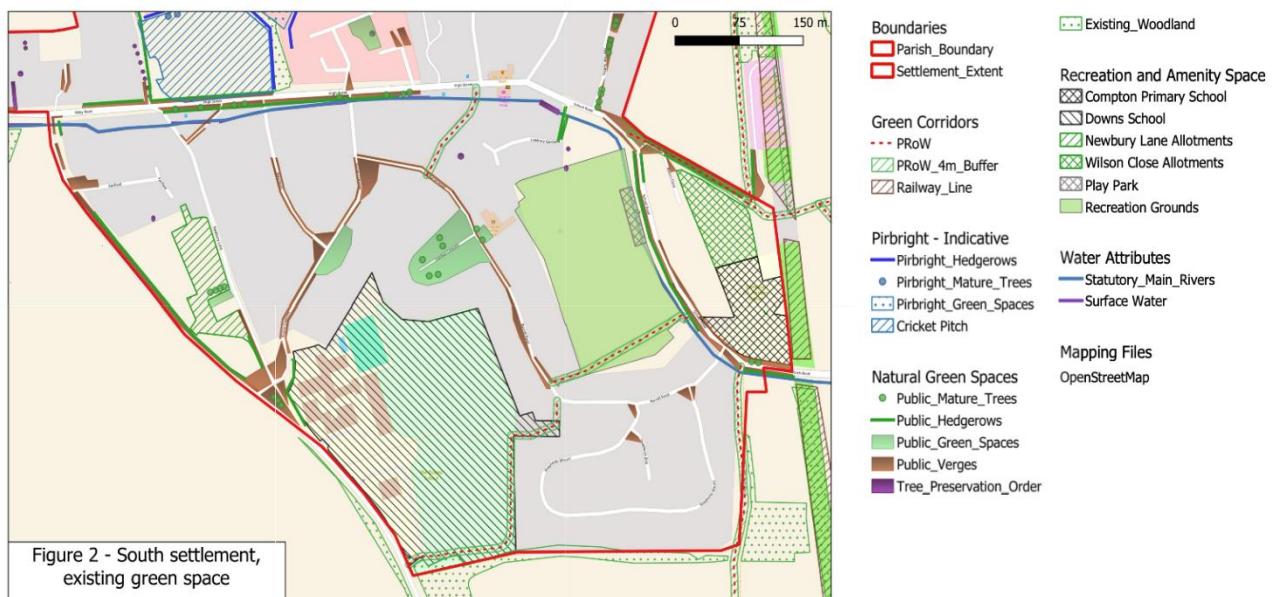
4.4.13. Being situated in the heart of the AONB, Compton Parish is surrounded by vast expanses of agricultural land and countryside, where open expansive views are punctuated by clumps of beech woodland crowning the downland summits. The access we have to green space has a significant effect on our levels of both physical and mental health; providing opportunities for exercise and recreation.

4.4.14. Within Compton village itself however, there are a number of existing green spaces including:

- Recreation Ground: The recreation ground lies in the middle of the village and provides perhaps the main public open space in the village;
- Cricket Ground: located within the Pirbright site
- Downland School and Sports Centre:
- Allotments: There are two allotment sites owned by the Parish Council, situated on School Road and at Newbury Lane.

4.4.15. These spaces are shown on the following maps.

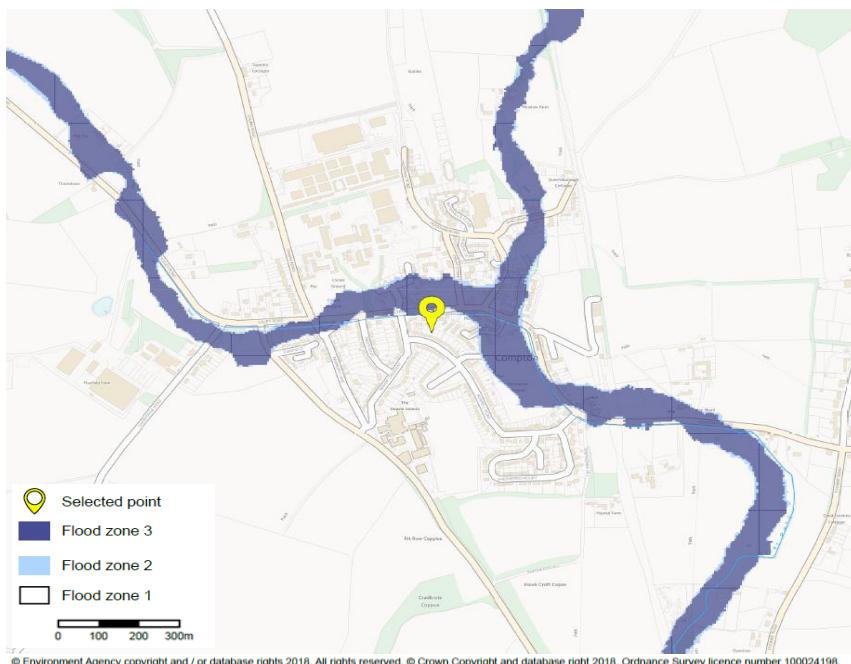




4.4.16. To enhance and ensure future development does not have a detrimental impact on these valued greenspaces, allocation of Local Green Space could be considered by the NDP.

Flood risk

4.4.17. Much of Compton Parish has a low risk of flooding from rivers (i.e. in Flood Zone 1), however there is a band of significant flood risk (Flood Zone 3) that follows the course of the River Pang and its tributaries as shown on the map below.



4.4.18. Great care will need to be taken to ensure that any future development avoids those areas identified as being at specific risk and does not lead to increased run-off, exacerbating the existing known problems

Ecology and Biodiversity

4.4.19. At the European level, the EU Biodiversity Strategy 5 was adopted in May 2011 in order to deliver an established new Europe-wide target to '*halt the loss of biodiversity and the degradation of ecosystem services in the EU by 2020*'. The UK's National policy takes forward this overarching strategy. The NPPF states that "*Planning policies and decision should contribute to and enhance the natural and local environment*" (para.170) and that this should be achieved by minimising impacts and achieving net gains where possible.

4.4.20. West Berkshire supports a rich and diverse range of biodiversity and geodiversity assets which reflect both the underlying geology and soils, Policy CS17 of the CS seeks to ensure biodiversity assets will be conserved and enhanced.

4.4.21. There are a number of Local Wildlife Sites in the Parish listed on the Thames Valley Environmental Records Centre⁸. These sites, which are home to a variety of important and rare habitats and species, include:

- Cheseridge Wood
- Compton Wood
- Dismantled Railway Line
- Ridgeway Footpath
- Hawk Croft Copse

Climate Change

4.4.22. The evidence for climate change is now overwhelming and there is little disagreement that rises in global temperature are the result of human-generated emissions. Predicted global temperature rises range from 1.1 to 6.4 degrees. Even a rise at the lower end of this scale will increase the risk of flood and storm damage in the UK as weather patterns become more unpredictable and extreme weather events become more intense and frequent. Compton will not escape the localised consequences of these wider changes.

4.4.23. In July 2019, West Berkshire declared a climate emergency, meaning it plans to achieve carbon neutrality by 2030. The NDP aims to support this vision by ensuring future development focuses on sustainability to reduce carbon output and help the village adapt to a low carbon lifestyle.

4.4.24. The Pirbright site, being discreet, offers an ideal opportunity to build a state-of-the-art development, using the latest eco building materials, energy efficiency measures, emission controls and central power/heat sources that will assist in transitioning to a low-carbon future in a changing climate. Groundwater in the aquifer is approximately 10-20 meters underground, providing an ideal heat source for ground source heat pumps that could be

⁸ <http://www.tverc.org/cms/sites/tverc/files/West%20Berks%20Living%20List%202019.pdf>

deployed for individual dwellings or for collections of dwellings as in a district heating approach. The scale of any ground source heat pump installations may be feasible to supply properties outside of the site.

Key issues and opportunities

- The countryside and rural feel of the village were aspects valued most by respondents, the key landscape issue for Compton is therefore to preserve a meaningful rural setting for the village in line with values of the AONB
- New housing and other development will increase pressure on all habitats.

Environment and Greenspace Objectives	
EG1	The village should remain well contained within its valley setting, retaining its sense of remoteness and visual qualities
EG2	Create integrated and safe greenspaces in new developments that are linked to the existing green infrastructure network and wider AONB.
EG3	Sustainable urban drainage systems should be promoted in new development
EG4	Ensure a focus on sustainable development to reduce carbon output and mitigate against greenhouse gas emissions, in line with West Berkshires Climate Emergency.
EG5	Ensure protection and enhancement of biodiversity within the Parish.

4.5. Roads and Transport

- 4.5.1. The village of Compton lies seven miles north of the intersection of two arterial routes, the M4 London and the A34 Midlands to Southampton. It is therefore well connected by road, providing easy access to main urban centres such as Newbury, London, Oxford, Reading and Swindon. This easy access to highway routes, and the loss of local employment has contributed to Compton increasingly becoming a commuter village.
- 4.5.2. Transport and road issues are amongst the most important aspects of village life that require improvement according to the NDP Questionnaire: traffic/speeding came first (175 responses), road conditions second (165) and parking fourth (102). Sustainability aspects supported were improved pedestrian and cycle routes (91 responses), increased parking provision (67) and improved transport (58).
- 4.5.3. Bus services, provided by Newbury and District Buses are limited to the Parish, with almost all respondents stating that using a car was the most common way of travelling out of the village. There are weekday and Saturday bus services to and from Newbury, which also go to East and West Ilsley. There are 5 services each day in both directions operating two-hourly and the journey takes approximately 40 minutes.
- 4.5.4. Newbury bound services are timed for shop and office workers, and first thing on weekday mornings they also serve Newbury College. Some mid-day services include Newbury Rail Station.
- 4.5.5. Harwell Science and Innovation Campus is reached by car, Reading by onward bus from Newbury. A car is required for access to other railway stations serving London, Oxford,

Bristol, South Wales and the west country. The nearest rail stations are situated at Goring, Thatcham and Newbury.

- 4.5.6. Within Compton itself, the main thoroughfare is the High Street, taking traffic directly through the village. As you move onto the smaller ‘backwaters’ of the older parts of the village – Horn Street and Cheap Street - roads are single width and winding in nature.
- 4.5.7. Traffic surveys were undertaken in the period 9th to 22nd September 2017. Travelling between Compton and East Ilsley there are an average of 1900 vehicles per weekday and 1100 vehicles per weekend day in each direction (with a slight bias towards Compton). Peak time was 8:30 on a weekday with a vehicle every 11-13 seconds with the evening peak more spread-out. Travelling along School Road there are an average of 1000 vehicles per day in each direction with a slight bias in the south-bound direction. Peak time was 8:00 on a weekday with a vehicle every 16 seconds though the frequency was more equal throughout the day as compared to the Compton-East Ilsley profile.
- 4.5.8. During the same period vehicle speed was assessed at School Road and High Street. On School Road just under 40% of vehicles were travelling at more than the current 30mph speed limit but in a formal statistical sense the speed limit was (just) not exceeded in either direction. Along High Street by the junction with Cheap Street traffic speeds were lower than along School Road, and lower than previously assessed at this location. This improvement is attributed to the build-out of the pavement in the vicinity of Tithe Barn Close. In follow-up conversations with residents, other specific locations where perceived vehicle speed is of concern were identified, most notably Ilsley Road (eastbound, at the start of the 30mph limit), and where calming might be combined with improved measures for pedestrians at the most-used road crossing points accessing the shops, schools and Surgery.
- 4.5.9. Informal surveys of car parking demand along Burrell Road, Gordon Crescent, Manor Crescent and Westfields have been undertaken. These roads were laid out with relatively narrow carriageways and grass verges separating them from the pavement. As the village has transitioned from a working to a service economy more of these households have acquired multiple vehicles and their parking provision is under stress. Some verges have been converted into sustainably drained parking bays. Particularly on evenings and weekends vehicles are parked against the kerb and on the verges, on front gardens and on recreational green spaces. The visual appearance is diminished by tyre damage to grassed areas. Vehicles progress by weaving and visibility is not always good. Both Manor Crescent and Burrell Road offer ‘short cuts’ that are often used to by-pass traffic disruption along the main thoroughfare, raising ‘rat-run’ and traffic speed perception concerns.
- 4.5.10. In the center of Compton in business hours vehicles are parked by customers to the shops and by both employees and visitors to the businesses in the vicinity. On High Street there is generally a regular turnover of parked vehicles but on Cheap Street and especially Horn Street vehicles can be parked throughout the working day. School Road is busy with parked vehicles at the start and end of the Primary School day and around The Downs School there are numerous informally parked vehicles in the daytime on verges and against the kerb. In follow-up consultations with residents it has been suggested that additional off-road parking, perhaps associated with electric vehicle charging points, would be both beneficial

and forward-looking. An additional observation is that some vehicles parked against kerbs so as not to inconvenience residents can help to calm the traffic.

4.5.11. Footpaths and Cycle routes: There is an extensive network of footpaths and bridleways although quality is variable and there are little dedicated cycle paths.

4.5.12. In 2012-2016 an average of 70% of secondary school pupils used the bus and 24% travelled by car (including car shares). In the same period 58% of primary school pupils walked and 43% were taken by car (including car shares).

Key issues and opportunities

- The primary issues relating to transport in Compton identified from the survey results were:
- Public transport connectivity to major local towns is poor (Reading, Newbury, Didcot/Abingdon), there is a high level of support for greater bus services;
- The proposed development of the Pirbright Institute site will put upward pressure on pupil numbers at both primary and secondary schools. Pressure on kerbside parking in the vicinity of the Primary School arising from parents delivering students by car could be mitigated by careful planning of footpaths and the provision of well-directed cycleways. There are suitable routes for pedestrian access to The Downs School along Manor Crescent and Newbury Lane and safe road crossing points on High Street should be provided.
- An important village business employs approximately 90 people with only 10% of them being Compton residents. Consideration should be given to providing a car park in a reasonably central location for workers commuting to Compton that could include electric vehicle charging points. More generally, development provides the opportunity to improve the vehicle parking capacity of the village as it further evolves its service character. If new businesses are established, adequate provision of car parking should be mandatory.
- Parking issues associated with the local schools on Manor Crescent and School Road, as well as roadside parking by workers and residents blocking carriageways; and
- The present street layout of Compton facilitates the identification of two areas that could be designated as pedestrian friendly accompanied by boundary traffic calming features. The areas are firstly to the north of High Street in the Cheap Street-Horn Street loop, and secondly to the south of High Street and School Road bounded by Manor Crescent to the west and Burrell Road extending to the east with a southern apex at The Downs School. A third such well-defined area will be comprised by the housing development on the Pirbright Institute site.

Roads and Transport Objectives	
RT1	Compton Parish Council could work to develop a local transport strategy for community action, exploring potential opportunities to address the issues raised such as traffic calming and footpath management.
RT2	Explore potential to provide village carpark in a central location and improvements to existing parking areas throughout the Parish.
RT3	Being a rural community there are a wealth of footpaths and bridleways, along with areas of woodland which are easily accessible to the public. The Public Rights of Way should be enhanced and protected for the health benefit and sustainability of the community.
RT4	Ensure well planned footpaths, cycleways and crossing points that allow safe access to village amenities such as the schools and surgery from existing and new development.

5. From objectives to policy responses

5.1. The following table summarises how the scoping research and key issues found in the Evidence Report led to policy ideas. Not all of the issues raised are capable of being dealt with in the formal polices of the Neighbourhood Plan, which must remain focused on land-use issues. However, where something of a non-land-use nature is of importance to the community this can form the basis for informal community action that can still feature in the plan as informal policy. Such policies have no legal force but can form the basis for coordinating positive local action.

Issue and Objective		Possible Policy approach
Housing and Development		
HD1	The village will remain small and well contained within its downland valley setting to retain its feeling of remoteness and the visual qualities of the AONB in which it sits.	<ul style="list-style-type: none"> • Policy that ensures limited development, consistent with Compton's location within the designated AONB.
HD2	Limit growth to 2036 to brownfield and infill sites within the existing settlement.	<ul style="list-style-type: none"> • A general housing policy could set out the overall strategy for 'windfall' development within the village settlement, not relying on allocations.
HD3	Insensitive design could cause loss of any historic or traditional character. We will seek to enforce building design that will ensure the visual character of the Parish is retained and enhanced.	<ul style="list-style-type: none"> • Policy to ensure development follows existing design parameters in the Compton Village Design Statement.
HD4	The discreet Pirbright site will provide a best in class development using the latest eco-material and energy efficiency measures that will play its part in transitioning to a low-carbon future in response to Government targets.	<ul style="list-style-type: none"> • Work could be started on updating the Village Design Statement where relevant. • Possible inclusion of a design code in the NDP.
HD5	The Pirbright site will be developed by way of a residential led mixed scheme in accordance with WBDC policy HSA23 providing 140 homes and some work space in a green environment.	<ul style="list-style-type: none"> • Policy to ensure redevelopment of the Pirbright site is accompanied by a full design brief that is developed with input from the community and Parish Council. • Policy will set out ambitious intentions in relation to climate change adaptation and mitigation in line with the announcement of a Climate Emergency by West Berkshire Council and the 25 Year Environment Plan. • Policy responses on Pirbright site as shown in Pirbright Position Statement

Business and Employment Objectives			
BE1	To ensure that existing employment space within the Parish is retained and encourage provision of new employment space for the scientific and technological sectors.	<ul style="list-style-type: none"> Policy for protection of existing employment floorspace (including within the Pirbright site) including criteria to assess any applications involving loss of floorspace. Potential allocation of the land for purpose of a business hub Potential allocation of land for car parking purposes. 	
BE2	To encourage the development of an appropriately located enterprise and networking hub for use by local businesses.		
BE3	The NDP should support the improvement and creation of parking facilities for workers within the village		
Community, education and facilities Objectives			
CE1	To ensure that the parish of Compton is well supported with sports, social and education facilities, in response to future village development and for current residents, as guided by the NDP process.	<ul style="list-style-type: none"> Formal policy to protect and enhance existing community facilities. Policy to support provision of new facilities Potential allocation of land for purposes of a village hub. Formal developer contributions policy with the Village infrastructure priorities. Inclusion of a policy for the protection and enhancement of the Public Rights of Way, stating that proposals resulting in unacceptable harm to any PRoW will not be supported. 	
CE2	To create and positively support the concept of a 'Village Hub'. This involves preferably new community facilities (with upgrades to existing buildings as a second option) and also the improvement of web-based information for residents.		
CE3	To ensure that short-term key priorities are addressed as part of proposed village development, such as support and enhancements to the successful pre-school.		
CE4	Protect and enhance the Rights of Way network and associated AONB for recreational purposes		
Environment and Greenspace Objectives			
EG1	The village should remain well contained within its valley setting, retaining its sense of remoteness and visual qualities	<ul style="list-style-type: none"> Policy that ensures limited development, consistent with Compton's location within the designated AONB. Policy to avoid loss of any existing green or open spaces. The NDP could include formal Local Green Space designations in line with national guidance to protect the best-loved spaces. 	
EG2	Create integrated and safe greenspaces in new developments that are linked to the existing green infrastructure network and wider AONB.		
EG3	Support West Berkshires declaration of a Climate emergency. Future development should allow for easy adaptation to a low carbon lifestyle.		

EG4	Ensure a focus on sustainable development to reduce carbon output and mitigate against greenhouse gas emissions, in line with West Berkshires Climate Emergency.	<ul style="list-style-type: none"> Policy to guide the design and layout of open space in new developments. Policy will set out ambitious intentions in relation to climate change adaptation and mitigation in line with the announcement of a Climate Emergency by West Berkshire Council and the 25 Year Environment Plan, encouraging implementation of Sustainable Urban Drainage measures (SUDs), installation of electric vehicle charging points, and sustainable construction. Enshrine delivery of biodiversity net gain and use of the DEFRA matrix.
EG5	Ensure protection and enhancement of biodiversity within the Parish	

Roads and Transport Objectives

RT1	Compton Parish Council could work to develop a local transport strategy for community action, exploring potential opportunities to address the issues raised such as traffic calming and footpath management.	<ul style="list-style-type: none"> Potential allocation of land for purposes of a village carpark Inclusion of a policy for the protection and enhancement of the Public Rights of Way, stating that proposals resulting in unacceptable harm to any PRoW will not be supported Policy to guide design and layout of footpaths and crossing points in new development. Policy with updated parking standards including electric vehicle charging points. <p><u>Informal action</u></p> <ul style="list-style-type: none"> Community could develop an integrated transport strategy seeking completion of missing cycle links, creation of new links throughout the Parish, provision of bus and coach stops, identifying clear and safe routes for pedestrians and cyclists.
RT2	Explore potential to provide village carpark in a central location and improvements to existing parking areas throughout the Parish.	
RT3	Being a rural community there are a wealth of footpaths and bridleways, along with areas of woodland which are easily accessible to the public. The Public Rights of Way should be enhanced and protected for the health benefit and sustainability of the community.	
RT4	Ensure well planned footpaths, cycleways and crossing points that allow safe access to village amenities such as the schools and surgery from existing and new development.	
RT5	Due to Compton's rural location, restricted local employment opportunities and limited public transport, there is a need for greater parking spaces in newbuild development.	

Appendix 1: Compton Demographics (with housing development of 140 dwellings)

The table below shows the current status of households and population in Compton Ward, and the likely effects due to an expansion of the agreed 140 dwellings. Two different methods of calculation are used to highlight key issues. ‘Method 1’ is a simple extrapolation of the current Compton demographics. ‘Method 2’ is perhaps more realistic given the inevitable focus of any new housing development on early stage and growing families.

Potential Compton Ward Population Increase with 140 New Houses

	Households	Population			
		Age 0-15	Age 16-64	Age 65+	Total
Current Compton Ward Population ¹ (Jan 2018)	1283	730 (23%)	1929 (61%)	524 (16%)	3183
Proposed Population Increase (Method 1) ²	140	80 (23%)	210 (61%)	57 (16%)	347
Proposed Population Increase (Method 2) ³	140	136 (38%)	220 (62%)		356

¹ Current Figures - Taken from Berkshire Public Health Team – Compton Summary Jan 2018 published on the Internet. These are much higher figures than the 2011 Compton census as they measure the whole ward. However, the key issue is the ratio of dwellings to occupants.

² Increase Calculation - Method 1 – This calculation merely applies the current household/occupant data to age profile highlighted in the Berkshire Report for the proposed 140 new dwellings. It accentuates the current situation where there are a significant number of retirees, therefore not an appropriate extrapolation.

³ Increase Calculation - Method 2 – This applies the following assumptions, and is perhaps more realistic given the emphasis of any future development on new family homes:

Additional Households	140
%age Households as Families (all types) *	67% (80/140)
Additional Population (Adult) *	220 (57% Couples, 43% singles)
Ave Children per Family **	1.7
Additional Population (Children)	136
Total Additional Population	276

Any new development is likely to attract more ‘growing families’, and as a result, the number of children introduced to Compton village is significantly higher than the current children to adult

ratio in the village (which is already higher than the National Average of 19%). Therefore Method 2 is a more appropriate calculation.

* Office for National Statistics

<https://www.ons.gov.uk/peoplepopulationandcommunity/birthsdeathsandmarriages/families/bulletins/familiesandhouseholds/2019>

** <https://www.onaverage.co.uk/other-averages/average-number-of-children>