

Compton Neighbourhood Development Plan 2020 – 2036



Regulation 14 Pre-Submission Draft Plan September 2020

The Compton Neighbourhood Development Plan (NDP) has been prepared by residents of Compton, working over a period of 3 years as part of the NDP Steering Group. The NDP – which has provided an opportunity for the community to decide where new development takes place, what type it should be, and what it should look like – looks ahead to 2036 to coincide with the West Berkshire Local Plan review to 2036. Following the consultation period, and subsequent examination, the NDP will form part of the Statutory Development Plan for West Berkshire and the policies within will be used by the Council to help guide decisions on planning applications within the Neighbourhood Area of Compton.

The NDP includes a number of policies covering a range of themes that are important to the community of Compton and seeks to:

- Ensure new development meets the needs of the local community and presents a well-designed natural and built environment;
- Maintain open countryside of the Parish to protect the character and identity of Compton within the setting of the Area of Outstanding Natural Beauty (AONB); and
- Safeguard and improve local community facilities and greenspaces, looking beyond the planning system to other additional community actions that will help deliver the objectives of the NDP and its policies.

Preparation of the NDP was led by the topic areas raised by the residents of Compton to be of main concern. These have been identified in the Plan under five key themes: Population, Housing and Development; Business and Employment; Community, Education and Facilities; Environment and Greenspace; and Roads and Transport.

Housing and Development

Policies in this section aim to preserve the local, rural character of the village by supporting development at a limited scale within the existing settlement that will ensure Parish sustainability and a thriving community. The NDP also seeks to ensure the achievement of good design in all new development and reinforces a number of design parameters that were originally set out in the Village Design Statement.

Business and Employment

Compton has a rich history as a working village and it is important to the community that this unique rural employment base is retained and further developed. Policies in this section therefore aim to ensure that existing employment space within the Parish is retained and to encourage provision of new employment space, in particular for the scientific and technological sectors.

Community, Education and Wellbeing Facilities

The NDP aims to enhance the lifestyle of the community by ensuring that the Parish of Compton is well supported with sports, social and education facilities, providing for all age groups and addressing short-term key priorities of the Parish. While Compton has a strong community, it

currently lacks a quality focal point and has relatively few facilities. This section therefore encourages the protection and enhancement of existing amenities and open spaces. It also seeks to protect the extensive network of Public Rights of Way within the Parish that are highly valued by the residents and wider users of the AONB network.

Environment and Greenspace

Policies in this section focus on the creation of safe greenspaces that link development to the wider green infrastructure network and AONB. A number of sites throughout the village are designated as Local Green Space, protecting them from most development. The NDP also seeks to support West Berkshire's declaration of a Climate Emergency through ensuring all development in the Parish is built to be carbon neutral, through use of low carbon building materials, energy efficient design, renewable energy generation, and low carbon transport measures.

Roads and Transport

This section includes policies which seek to tackle transport problems, including parking, sustainable transport networks, and necessary improvements to footpaths and pavements.

West Berkshire HSA23 Allocation (Pirbright Site)

In addition to the above themes, of importance to much of the community is the West Berkshire Allocation of the former Pirbright Site, which is within the Compton Neighbourhood Area. Although existing policy exists with the West Berkshire Development Plan to guide the redevelopment of this site, there is scope for the NDP to add further detail and assessment on the allocation. The NDP therefore includes planning policies for the site in respect of the following matters:

- The number and density of dwellings, which should be no more than 140 homes unless criteria can be met, and must offer an appropriate range of homes to meet the local need;
- The type of employment floorspace / land that should be delivered;
- Which existing buildings and facilities should be retained and enhanced on the Site to achieve a healthy and inclusive community;
- The high value of green space at the Site, including the designation of Local Green Space, and retention of a landscape buffer to assist the transition to the open countryside to the north;
- The need to deliver a sustainable and well-designed place with community involvement at the heart of the design process.

The Consultation

The Regulation 14 consultation provides an opportunity for the NDP, and supporting documentation to be presented as a whole to statutory consultees, the community and other stakeholders. Following the process, and review of the comments received, revisions may be made to the Draft Plan and a final 'Submission Plan' will be prepared, ready for submission to West Berkshire Council so that the NDP can be independently examined before it proceeds to referendum.

The consultation will be running for a period of 6 weeks. The full Plan and supporting documents can be accessed via the Compton NDP website, where comments can also be submitted. Paper copies of the documents will also be made available on request for those who do not wish to access them online.