



Homes
England

AECOM

Former Pirbright Institute Compton

Design and Access Statement

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View looking north from the Site entrance

INTRODUCTION

01

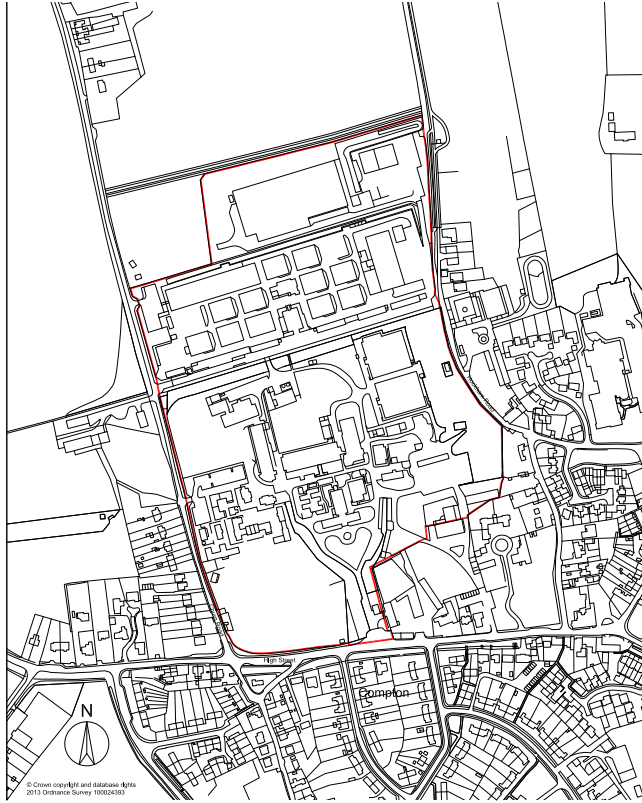


Figure 1: Site Location Plan

Description of Development

This Design and Access Statement (DAS) has been prepared by AECOM on behalf of Homes England (the Applicant). It accompanies the submission of a hybrid planning application which seeks permission for the redevelopment of the Former Pirbright Institute Site (the Site) in Compton, West Berkshire. The Proposed Development includes;

- 1)) "Outline planning permission (all matters reserved with the exception of access), for development comprising of up to 185 residential units (Class C3), the provision of landscaping, construction of access and street lighting, car and cycle parking, other associated infrastructure, sustainable drainage systems, engineering works and mitigation measures including the construction of internal roads. The proposal includes at least 1.75 hectares of employment land (Class B1) associated with the retention of the Intervet building and a playing field (Class D2) associated with the retention of the existing Cricket Pitch.
- 2) Full planning permission for the demolition of existing buildings, structures and hardstanding along with preparatory works including earthworks, remediation, utility works and associated mitigation measures, including two free-standing bat houses. The change of use of land including the creation of public open space and wildlife area.

Development Context

The Former Pirbright Institute Site covers an area of 15.8 hectares (ha) within the village of Compton, and is centered on National Grid Reference SU5180 80210. It is bound by High Street to the south, Cheap Street and Hockham Road to the east, Churn Road to the west and agricultural land to the north.

Homes England is the Government's housing, land and regeneration agency responsible for accelerating the delivery of new homes. They acquired the Former Pirbright Institute Site in 2016, and have since been working closely with West Berkshire District Council to develop an indicative masterplan which responds to feasibility whilst unlocking the development potential of the Site.

The aim is to create a high quality, residential led environment which responds well to its local context whilst improving Site accessibility and inclusivity for all. The Proposed Development seeks to improve the environmental quality of this previously developed site and bring it back into function as a sustainable and attractive neighbourhood within the village, whilst respecting its landscaped setting and character.





Local Compton landscape, north-east of the Site boundary

POLICY CONTEXT

02

Planning Policy Context

The Site lies within the administrative District of West Berkshire. The following section examines the implications of national and local planning policy, alongside supplementary planning guidance and other documents, on the Proposed Development. Understanding the policy context helps to decipher the ambitions for the Site and the principles which will guide its development. It will ensure that the Proposed Development is policy compliant and responds appropriately to the need and requirements of its setting.

A review of the following documents has been undertaken.

- Revised National Planning Policy Framework (NPPF), 2019;
- National Planning Practice Guidance;
- West Berkshire Core Strategy, 2012;
- West Berkshire Local Plan Review to 2037 (consultation response summer 2021);
- Pirbright Institute Site, Compton SPD, 2013;
- Delivering Investment from Sustainable Development SPD, 2013;
- Compton Village Design Statement, 2005; and
- Quality Design - West Berkshire SPD, 2006.

The Emerging Neighbourhood Plan contains policies specifically related to the Former Pirbright Site. Emerging Neighbourhood Plan Policy C9 (Design at Pirbright Institute) sets out that the redevelopment of the site will be informed by a design brief or masterplan that has been subject to public consultation. This should be preceded by a design code in consultation with the community which will be a condition of the outline permission in such

circumstances. The Applicant is committed to ensuring that a scheme of very high design quality is delivered on this exceptional site. Accordingly, this Planning Resubmission includes a Design Guide, which is submitted to the local planning authority for approval. This includes mandatory design requirements which must be complied with when detailed design proposals are brought forward for reserved matters approval under any outline planning permission. This Revised DAS further sets out how the Amended Proposed Development responds to the site and its setting, explaining the design principles and concepts that have been applied to the design development of the Amended Proposal. National Planning Policy

National Planning Policy Framework (NPPF) (2018)

The revised NPPF places a stronger emphasis on design than its predecessor with the focus on developing attractive places that function well for communities and away from a narrower focus on visual aesthetics. Paragraph 127 indicates that planning policies and decisions should ensure that developments:

- a. will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b. are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c. are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d. establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

- e. optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f. create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

The NPPF encourages making efficient use of land and decisions should give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land. The approach that has been adopted by Homes England for this Outline Planning Application is consequently in accordance with the key principles laid out in the NPPF.

Local Planning Policy

West Berkshire Core Strategy (2012)

The West Berkshire Core Strategy (2012) sets out the overall strategic direction for planning in the District from 2006 - 2026 in line with national policies. The policies contained in the Core Strategy serve to determine planning applications and priorities for West Berkshire.

The document includes a vision for the District in 2026 and refers specifically to accommodating the rising population with sustainable urban extensions and through the sensitive redevelopment of previously developed land.

A summary of the Core Strategy policies relevant to development at the former Pirbright Institute site is provided below:

Policy ADPP 1 - The Spatial Strategy

The Spatial Strategy seeks to deliver the vision and objectives for the District and provides a broad indication of the overall scale of development in the District, and the infrastructure needed to support it. The strategy sets out that development will follow the existing settlement pattern and will be distributed according to a settlement hierarchy.

Policy ADPP 5 - North Wessex Downs Area of Outstanding Natural Beauty

The policy states that during the Core Strategy period provision will be made for the delivery of up to 2,000 dwellings in the North Wessex Downs Area of Outstanding Natural Beauty (AONB). Over half of this provision has already been built or have planning permission.

Policy CS 1 - Delivering New Homes and Retaining the Housing Stock

The policy indicates that 10,500 additional dwellings will be delivered across the District over the period 2006 to 2026 and that new homes will be primarily developed on suitable previously developed land.

Policy CS 4 - Housing Type and Mix

The policy highlights the sensitivity of some villages to the impact of intensification and states that in these areas housing development densities should be below 30 dwellings per hectare. It is also a requirement that residential developments establish a housing mix that has regard to the character of the surrounding area.

Policy CS 6 - Provision of Affordable Housing

The policy states that a proportion of affordable housing will be sought from residential developments. Residential developments of 15 dwellings or more on previously developed land will be expected to provide 30% affordable housing.

Policy CS 10 - Rural Economy

Within the Core Strategy Compton is defined as a Service Village. The policy states that proposals will be encouraged to diversify the rural economy, particularly where they are located in or adjacent to Rural Service Centres and Service Villages.

Policy CS 13 - Transport

The policy states that any development which generates a transport impact will be required to encourage sustainable travel to minimise the impact on the strategic and local road network.

Policy CS 14 - Design Principles

The policy dictates that new development must demonstrate high quality and sustainable design that respects and enhances the character and appearance of the area.

Policy CS 15 - Sustainable Construction and Energy Efficiency

The policy states that the minimum standard of construction should be Code for Sustainable Homes (CSH) Level 6. However, in 2015 the CSH was withdrawn by Government which has lowered the minimum requirement that local authorities can require to CSH Level 4.

Policy CS 16 - Flooding

Development within areas of flood risk will only be accepted if it is demonstrated that it is appropriate at that location, and that there are no suitable and available alternative sites at a lower flood risk. On all development sites it is expected that surface water will be managed through the implementation of Sustainable Drainage Methods (SuDS).

Policy CS 17 - Biodiversity and Geodiversity

The policy indicates that opportunities will be taken to create links between natural habitats and that developments should maximise opportunities to achieve net gains in biodiversity and geodiversity in accordance with Berkshire Biodiversity Action Plan and the Berkshire Local Geodiversity Action Plan.

Policy CS 18 - Green Infrastructure

The document dictates that new developments will make provision for high quality and multifunctional open spaces of an appropriate size and should provide links between existing green infrastructure networks.

Policy CS 19 - Historic Environment and Landscape Character

The policy states that the diversity, distinctiveness and character of the District's historic environment and landscape should be conserved and enhanced and that development should respond to the features identified in various settlement character studies (including Quality Design SPD, Compton Conservation Area Appraisal, Compton Parish Plan and Compton VDS).

Pirbright Institute Site SPD (2013)

The Site forms part of the "Supplementary Planning Document: Pirbright Institute Site, Compton" which was published by the Council in September 2013. The SPD set out a series of development principles. With regard to land uses the following principles are outlined.

Land uses

- LU1: Any redevelopment of the site should incorporate an appropriate mix of uses which responds to the character and function of the village as a service village.
- LU2: An element of employment floorspace should be replaced within the site to ensure local employment opportunities are maintained. The scale, type and design of any employment development must be in accordance with its rural location in the AONB.
- LU3: The amount of housing to be provided must take account of the significant constraints influencing development on the site, along with other factors such as the location, density, mix, type and design of the scheme.
- LU4: Affordable housing should be provided on-site in accordance with policy CS6 of the West Berkshire Core Strategy.

- 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.
- LU6: The overall density of the site should reflect the character of Compton. Area B should be built to a lower density than Area C so as to reflect the built form pattern on the northern edge of the village and to prevent an adverse impact on the AONB.

The SPD (Par.5.6) indicates that housing density can also influence the number of dwellings to be achieved on site, so for example the higher the density the more dwellings can be accommodated and vice versa. In determining densities it is essential that design, character and context are primary considerations. In light of this the SPD indicates that any future development on the Institute site would not be expected to exceed 30 dwellings per hectare.

Delivering Investment from Sustainable Development Supplementary Planning Document (SPD) (2013)

This document sets out West Berkshire's approach to securing developer contributions towards local infrastructure, services and amenities. It is intended as a guide for landowners, developers and residents.

Integration of Affordable Housing

The council expects affordable housing to be 'pepper potted' throughout a development. Where practicable, this means that affordable housing should be in groups of not more than 5 dwellings at any single location within the development.

Phasing of the Affordable Housing

The council will normally require all affordable housing to be in place before, as a maximum 80% of the market housing on the site has been completed.

Community and Youth Centres

The document states that major housing developments (approximately 200 dwellings or more) may be expected to make on-site provision for community facilities in the form of community and youth centre.

General Community Facilities

New residential developments should provide or extend community facilities including community centres, meeting halls, heritage facilities, museums, youth centres, day centres and other similar social infrastructure, health facilities and places of worship.

Open Space

Open space standards for developments within the District are between 3 and 4.3 hectares per thousand population.

West Berkshire's standards for both Playing Fields, and for Equipped Play Space, are in line with the FIT (Fields in Trust) recommended levels. The standard is broken down as follows:

- Playing fields and specialist activity areas - 1.20ha,
- Equipped Play Space - 0.25ha, Public Amenity Space - 1.6ha. (Total 3.05 ha)

Quality Design SPD (2006)

The Quality Design West Berks SPD aims to support developers in creating well designed sustainable places. The SPD consists of several documents covering the following topics: Achieving Quality Design, Residential Development, Residential Character Framework, Sustainable Design Techniques, and External Lighting.

Compton Parish Plan (2005)

Compton Parish Plan identifies the key issues affecting the local community and provides framework to produce and action plan based on the local social, economic and environmental issues.

Ongoing targets for the parish have been identified in the plan and include traffic management and improving pavements as well as provision of social and affordable housing.

Compton Village Design Statement (VDS) (2005)

The VDS has been adopted as a non-statutory local planning authority approved guidance which is a material consideration in terms of determining planning applications in the village of Compton.

The document focusses on the design elements of buildings, spaces and the natural environment in the village together with the rural area surrounding the settlement.

The document concludes with 19 key issues which should be considered by developers in order to maintain and enhance the character of the village. The key guidelines in relation to the development of the Site include:

- New developments should retain the historic mix and the interesting character of the village;
- Views out to the countryside from the village should be conserved;
- The provision of safe links to village facilities for pedestrians, cyclists and other vulnerable users should be considered as part of the design of new development;
- Open green spaces, whether private or public, are important elements in the conservation of the rural character of Compton and should make a positive contribution to the public realm;
- New developments, however small, should respect neighbouring properties in scale, siting, style and the use of materials;
- The development of properties, both within and adjoining the Conservation Area should be sympathetic in scale and design to that area;
- Landscaping should be considered to be an integral part of the design of new development.
- Mature trees should be retained wherever possible; and
- For development which is set back from the footway, the provision of parking areas in front gardens would be welcomed.

Pirbright Institute Site, Compton Housing Site Allocations Development Plan Document (DPD) (2017)

The role of the Housing Site Allocations DPD is to implement the framework set by the Core Strategy by allocating non-strategic housing sites across the District in accordance with the spatial strategy of the Core Strategy. The Pirbright Institute Site is an allocated housing site within the document.

In relation to the development of the Pirbright Institute Site the DPD states that development will be residential-led with the provision of approximately 140 dwellings. An element of employment floor space will also be replaced within the site.

The density of the development will reflect the character of Compton and will be structured to be of a higher density nearer to the existing settlement (south of the site) with lower densities to the north of the site in order to prevent an adverse impact on the AONB. The DPD highlights that additional pedestrian and cycle routes could be provided onto Hackham Road.

Footpath, bridleway and pedestrian links will be created throughout the site to improve connectivity with the wider existing network and to provide linkages between the village and the site.

The document dictates that no development will be permitted within Flood Zones 2 and 3.





STRATEGIC AND LOCAL CONTEXT

03

Traditional local units within the Conservation Area, along Horn Street

Area of Study

The Site is located in the village of Compton, within the West Berkshire District. It is bound to the south by Compton High Street, to the east by Hockham Road, to the west by Churn Road, and to the north by arable farmland.

The Site was formerly a research facility used to track viruses in farm animals. It currently hosts a collection of buildings which reflect this function, including animal shelters, research buildings and ancillary office space. A large agricultural unit is located to the far north of the Site along with a smaller shed to its east, whilst a collection of medium-sized agricultural units exist in the central section. Individual research buildings exist in the central and southern section of the Site. The remainder of the space is covered by grass, shrubbery and trees; a presently unused cricket pitch is located in the south-west corner.



Figure 3: Aerial of Site

Sub-regional relationships

Compton is a village located approximately 15km to the north of Newbury and 25km to the north-west of Reading. It is approximately 4km from the A34 and approximately 12km from the M4 strategic transport corridors. The M4 provides a crucial east-west link between Bristol and London, whilst the A34 connects to Southampton in the south and Oxford in the north. A former railway line runs through Compton parish, although the nearest active railway station is in Goring, 10km to the east. The Site and the village are located within the North Wessex Downs Area of Outstanding Natural Beauty (AONB), which provides a wealth of recreational opportunities within its protected landscape.

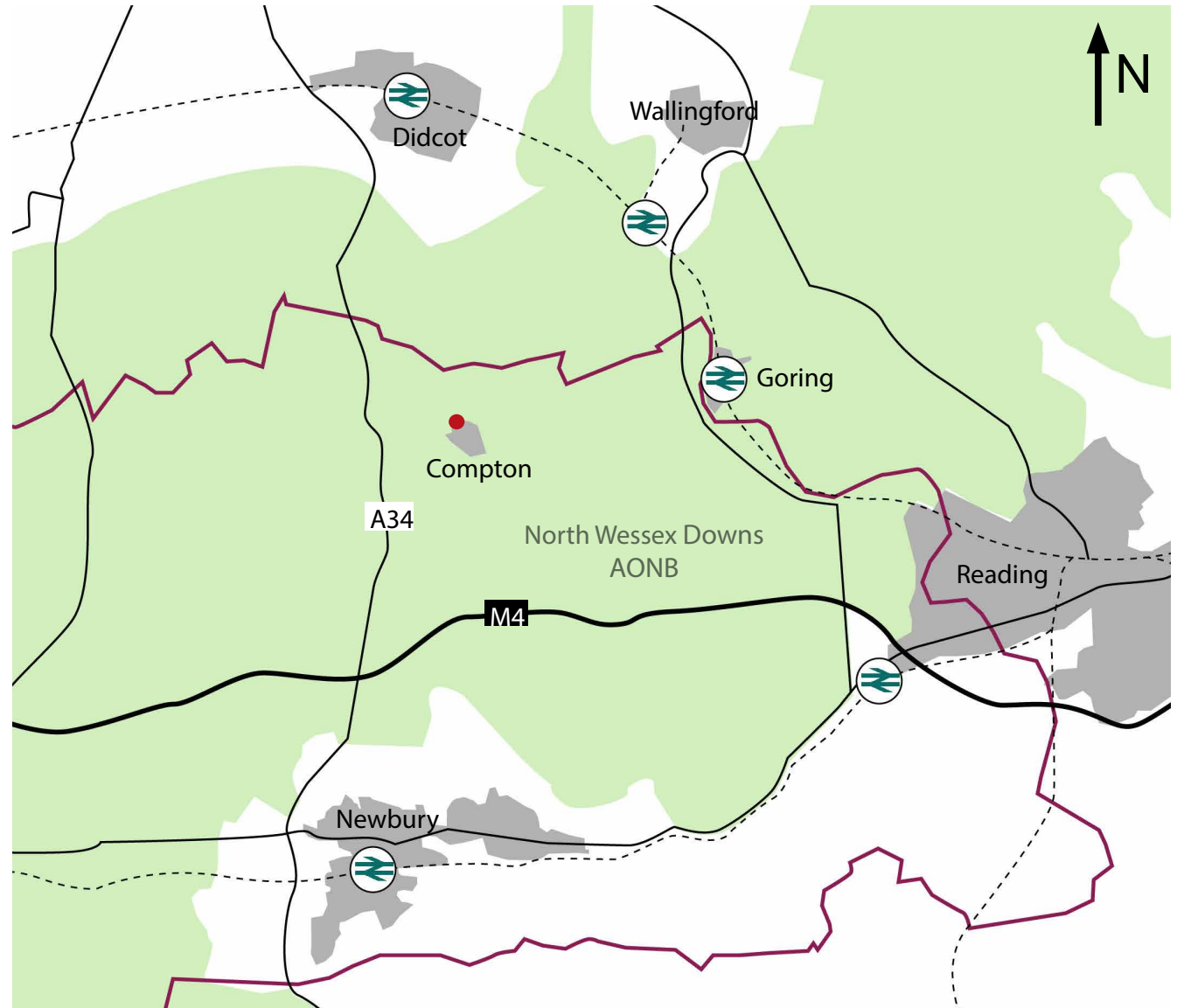


Figure 4: Sub-Regional Relationships

Historic Development

Compton has a rich history. There is evidence of Stone Age, Bronze Age and Iron Age occupation within the village, indicating its early settlement. The village is divided into two settlement areas; East Compton (a small collection of dwellings east of the former railway line) and West Compton, where the majority of the population resides. The Church and a manor house are located between these two areas. These areas are known together as 'Compton', although the settlement boundary within the (local plan) is drawn only around the West Compton settlement area.

Compton has grown organically since the early 1900s. It now represents a mix of architectural styles; the Conservation Area captures the older, traditional dwellings whilst more recent residential development is typified by small housing estates which have expanded the settlement boundary since the 1950-1970s. The High Street forms the spine and main through-road of the village. Built form is generally set well back from the part of the High Street adjacent to the Site. Further to the east the High Street is defined by buildings such as the Foinavon Public House which is a notable landmark on the High Street.

The Site's history is inextricably linked to the morphology and growth of the village. It operated as a field station until the 1940s, during which time it became part of a research institute. The Pirbright Institute of Animal Health was an institute of the Biotechnology and Biological Sciences Research Council (BBSRC), the primary function of which was to fund biological and biotechnological scientific research. At the height of its operations, the Institute had an employee base of some 450 people on the Site. It was a significant employer within the area; many of the houses developed within the 1950s-1970s were built to serve the employees of the Institute.

Upon the relocation of The Pirbright Institute to Surrey all employment associated with the Institute at the site has ceased. On the northwest side of the site off Churn Road there is a large employment building which is privately leased to an existing pharmaceutical company. The company is known as MSD Animal Health which research and produce animal pharmaceuticals and vaccines. The animal vaccines which are produced at the Site are exported. The proposal seeks to retain the Intervet Building which is utilised by MSD Animal Health. It also includes an area of land beyond the operation of MSD Animal Health.

As per the Compton Village Design Statement (2006), the village can be considered in several distinct zones which reflect its transition over time.

- Pre-1900's:
- 1900/1935
- 1950/1970
- 1980 onwards
- Commercial
- Open green spaces

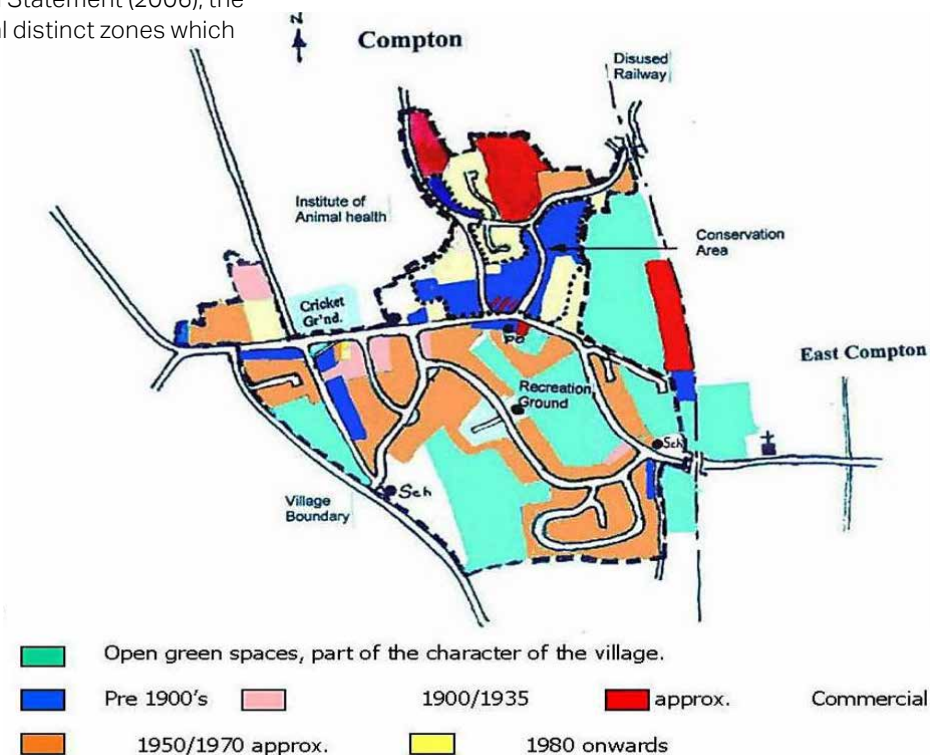


Figure 5: Compton Village Design Statement extract, showing the different zones of Compton

Local Service and Facilities

Compton has an estimated population of 3,164 (Census 2011). Within the West Berkshire Core Strategy, Compton is identified as a service village. There are a number of amenities within the village, including a pre-school, Primary School (Compton Primary), Secondary School (Downs School), a satellite doctor's surgery as part of the Downlands Practice, church, village hall, general store/Post Office, barber shop and pub. For other amenities the nearest town is Newbury, approximately 17km to the south via East Ilsley and the A34.

The 2012 Compton Open Space Review lists the open space and leisure facilities available within the ward. These include a cricket ground, allotments, amenity green space, cemeteries/churchyards, outdoor sports facilities, and an area provided for children and teenagers. The pattern of open grassland, and where links exist between these spaces, helps to establish the rural character of the village. This is also reinforced by the surrounding landscape of large arable fields.

On the northwest side of the site off Churn Road there is a large employment site which is privately leased to an existing pharmaceutical company (B1b Research and Development Purposes). The company is known as MSD Animal Health which research and produce animal pharmaceuticals and vaccines. The animal vaccines which are produced at the site are exported. For ease of reference, the parcel of land (E1) on this site will be known as the Intervet Site throughout this document. The planning application seeks to retain this site for employment uses.

With the exception of the Gatehouse and Intervet building, planning permission is sought for the demolition of all existing buildings and structures within the Application Site. The Intervet building will retain its existing employment use. The buildings and structures which will be demolished are outlined on the Demolition Plan (Demolition Plan 04_105). Mitigation of demolition impacts are set out in the Demolition Strategy which accompanies the planning application.



Compton Doctors Surgery



Compton Village Shop



The Foinavon

Local Transport and Connectivity

Compton lies in proximity to the M4 and the A34 strategic transport corridors. It is 3.5km to the south-east of the village of East Ilsley which is situated adjacent to the A34 trunk road. Aldworth Road runs east from the village before turning south towards Bradfield and Theale, adjacent to J12 of the M4.

A former railway line runs to the east of the village but no railway stations are present in Compton. The nearest railway station is located in Goring, approximately 10km to the east.

Compton is served by bus route 6, operated by Kennections. This route runs between Newbury and West Ilsley via Longlane, Hermitage, Hampstead Norreys, Compton and East Ilsley. Buses return back along the same route. There are 5 buses a day from Monday to Saturday, and no service on Sundays. Buses to Newbury depart at 07:30 (on school days only), 09:43, 11:43, 13:43 and 15:43, with a journey time of approximately 39 minutes to Newbury Bus Station. The last bus from Newbury Bus Station to Compton departs at 18:10, arriving in Compton at 18:45. There are bus stops on the High Street within 100m of the Site access, both to the east and west.

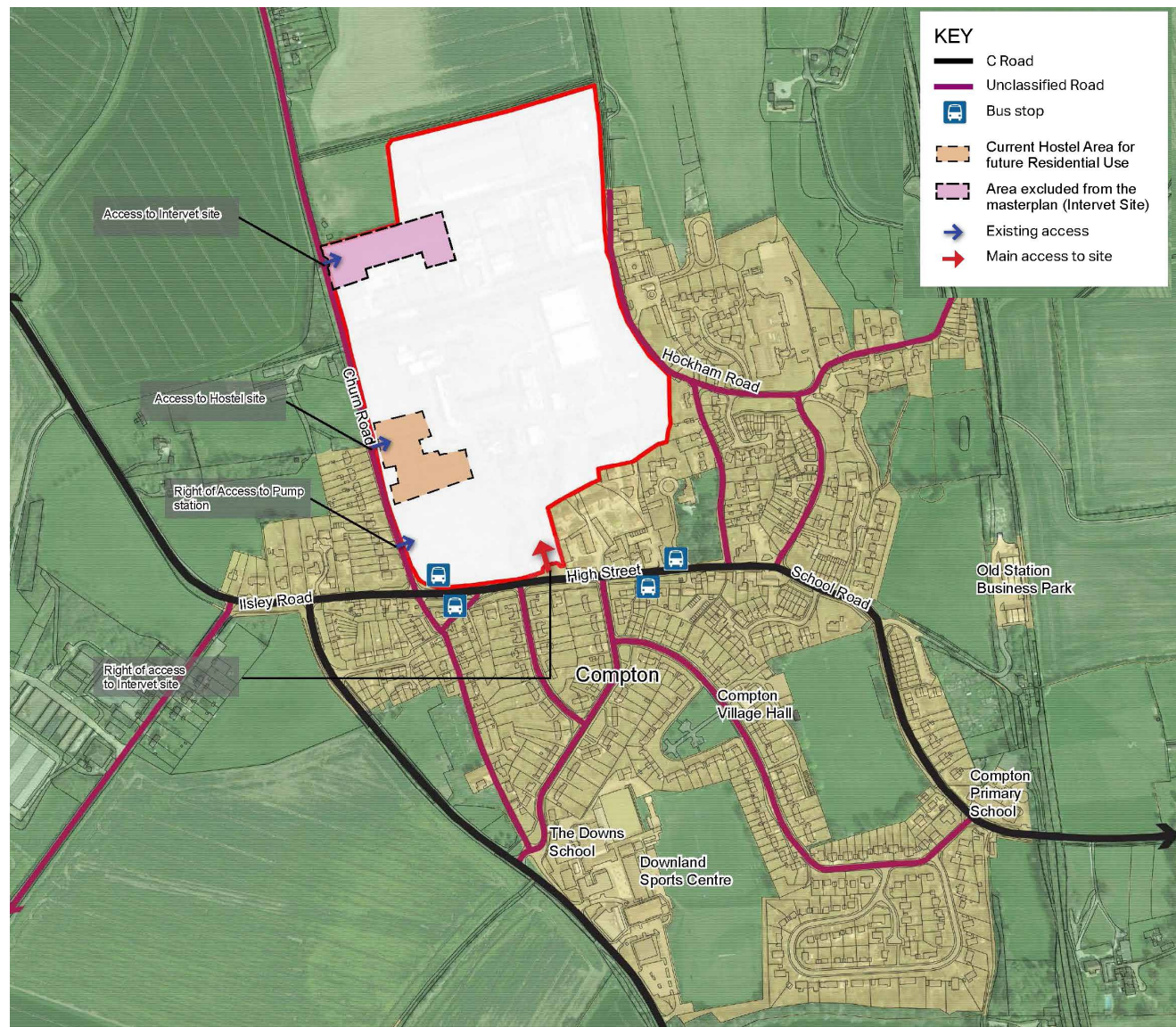


Figure 7: Local transport and connectivity

Local Landscape Character

Compton falls within the North Wessex Downs AONB and the Berkshire and Marlborough Downs (116) National Character Area. It is located within Landscape Character Area 1D (Blewbury Downs), the key characteristics of which include a strong, structural landform of elevated rolling downland and large scale, open landscape dominated by arable farmland with sparse woodland cover. The landscape is described as being an open, smooth and rounded with tree cover being limited to occasional linear shelter belts and beech clumps.

The village occupies a compact position within the landscape, and is closely enveloped by the surrounding countryside. Trees and vegetative screening help to maintain a scenic quality across the area, despite its proximity to both the M4 and the A34. Given the agricultural workings of the area, the local landscape is characterised by large, arable fields and equestrian influences.



Entering the village from the south, near The Downs School



Entering the village from the east, along School Road



Entering the village from the north-west, along Isley Road



Views to the south-west





Traditional house located, Wallingford Road

CHARACTER APPRECIATION

04

Character Appreciation

Creating well-designed places, homes and neighbourhoods involves the careful consideration of a range of factors. Building for a Healthy Life (BHL) sets out a range of questions as a means to consider areas and proposals. These include considering if areas and proposals integrate into the neighbourhood, seeking to create a place which creates a place that is locally inspired or distinctive in character, well designed streets and public and private spaces.

Development density is an important attribute; but only one facet of good place-making. In order to inform the proposals put forward in this OPA we have carefully considered the character of Compton Village. Development density forms only one attribute of a proposals characteristic. To inform our proposal we look at the character of Compton Village considering block structure and orientation, materials and details, boundary treatments, parking and street scene and density.

General Character of Compton

Generally, Compton is characterised by two storey buildings with front gardens and identifiable boundaries. There is a mixture of roof styles, including hipped and dormers, and a small percentage of bungalows.

Red brick is a strong feature, often used alongside flint. Light coloured render/ plastering and white painted brickwork are also common. White or brown weather boarding can also be found on dwellings, ranging from full to partial elevations. Domestic buildings often incorporate plain clay roof tiling but there are also some examples of natural slate roofs. Porches and canopies are common across the village. Boundary treatments are varied and include iron railings, low brick walls, fencing and native hedgerows and trees.






Character Areas

Four built character areas can be identified within the village. Each of these express commonalities in design and character;

- Historic High Street/ Village Core (including Conservation Area)
- Post-war suburban estates and community uses
- Commercial/industrial north
- Infill Development

Each of these is considered in turn, with reference to the architectural detailing which helps to establish the character of these spaces. Whilst varied in their form, these areas all contribute to the cumulative identity of Compton and are important in understanding the design cues which new development should respond to.

KEY

-  **Character Area 1-** Historic High Street/
Village Core (including Conservation Area)
-  **Character Area 2** Post-war suburban
estates and community uses
-  **Character Area 3-** Commercial/industrial
north
-  **Character Area 4-** Infill Development
-  Conservation Area

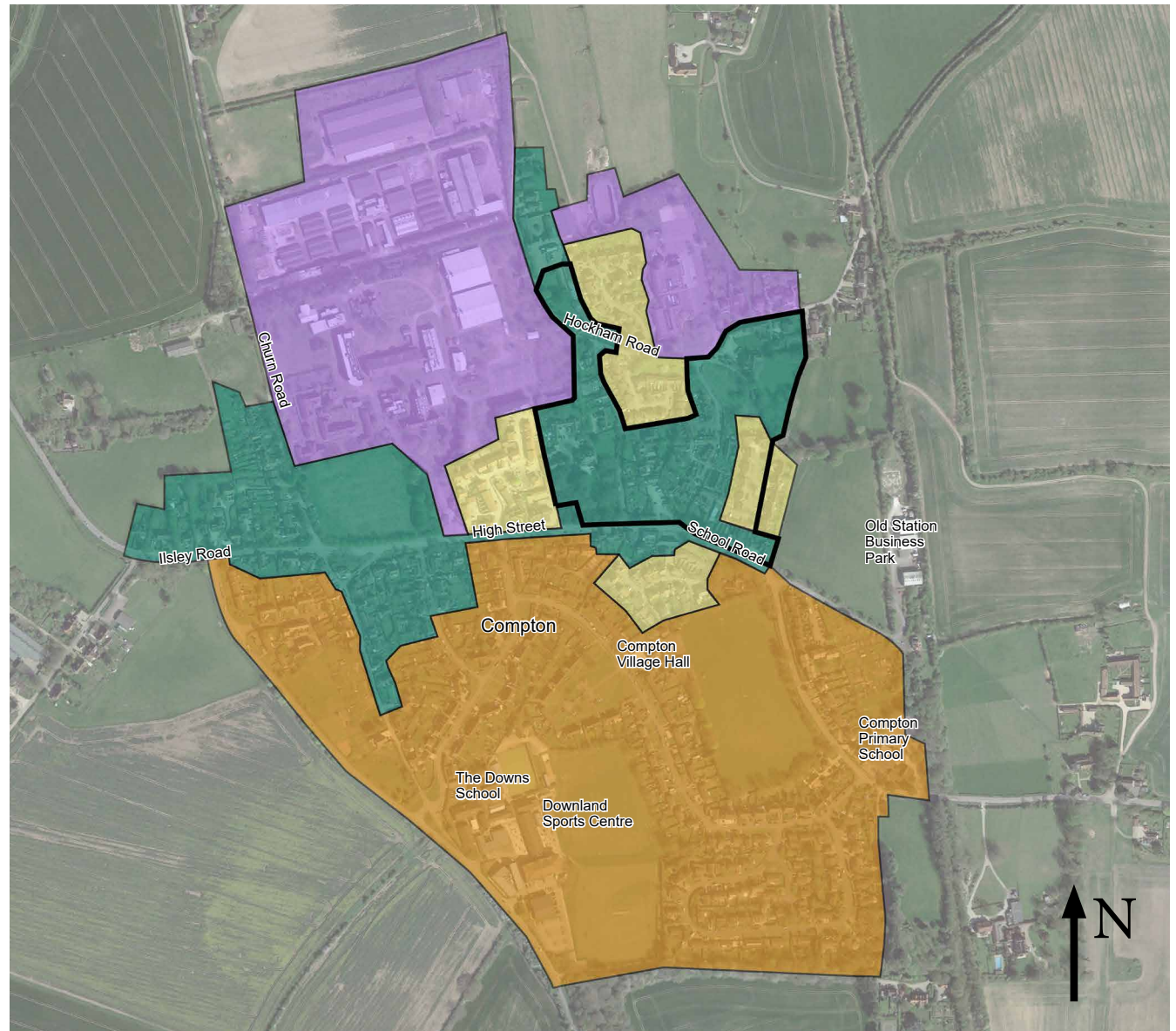


Figure 8: Compton Character Areas

Character Area 1

Historic High Street/ Village Core (including Conservation Area)

The Historic High Street/ Village Core character area captures some of the oldest buildings within the village. The High Street forms the main arterial route through Compton and the genesis of the settlement area. Compton Conservation Area exists to the north-east of the High Street and encompasses a number of listed buildings. This area is valuable in establishing the traditional identity of Compton.

Block Structure and Orientation

The buildings within this character area exhibit a traditional architectural style and vernacular. Building and plot sizes are irregular and informally arranged, with a loose relationship to the surrounding street network. There is a variety of housing types in this area, including detached units set within large plots, and higher density terraced units which exist on smaller plots. The varied typology and styles adds to the richness of this area. Dwellings are generally two storeys in height, although their appearance and form changes considerably across the units. The lack of consistency helps to create intrigue and uniqueness in the urban form.

Materials and Details

There is consistency with the materiality used within this character area which, alongside the detailing, helps to reinforce a rural character. This includes:

- Red brick with blue-brick detailing
- String courses
- Shallow arched lintels above the windows

- Within the Conservation Area wooden window frames are a particular feature. There are a few examples of a very local window style, the "Lady Wantage" in Compton and in a few other surrounding downland villages.
- Stone setts which edge the pavement and add to historic character
- Variety of roof shapes. Predominantly gabled with some hips. Older dwellings within this Character Area have lower ceiling heights.

Boundary Treatments

Boundary treatments are mixed. Many units have a close relationship to the road network, achieving a sense of enclosure; whilst other units are set back within their own plots and are arranged more spaciouly. Boundary treatments include;

- Red brick walling (both low and high in height);
- Wooden fencing; and
- Planted gardens, hedgerow and vegetated borders.

All units are served by a rear garden, although the size of these varies and reflects the irregular plot sizes of the area. Front gardens are dictated by the relationship to the surrounding road network; these can be considerably sized where the dwelling is set back in its grounds, or alternatively non-existent in the instances where the building affronts the street.

Parking and Street Scene

Parking solutions are also mixed. In many cases parking is located to the rear of the properties rather than to the front of the dwellings, reducing the presence of vehicles on the street-scene. On-plot parking is present, although in some cases this is served by long driveways which reduce vehicular presence in the village. Parking therefore has a minor visual and physical impact on the street-scape in this area, although on-street parking does exist in part (e.g Horn Street).

Density

Given its varied and irregular plot sizes, this character area has the lowest density within the village of around 14.2 dwellings per hectare.



Example of large plot sizes within Conservation Area



Example of gabled roof, with red brick boundary treatment



Higher density terraced units with double frontages



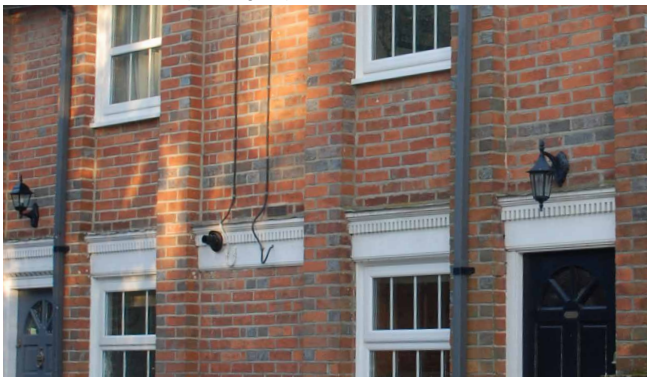
A traditional unit with 'Lady Wantage' style dormers



Diversity of building sizes and styles



Chimneys help to define the roofscape.



Red brick with blue brick detailing is common



Dwellings along High Street



Porches, and shallow arched lintels above the window, are common

Character Area 2

Post-war suburban estates and community uses

Post-war residential development has expanded the settlement boundary through the delivery of several large, open plan estates. The area to the south of the High Street is defined by suburban estates, largely built during the 1950s/70s. A mix of community functions and green spaces are also dispersed across this area, despite the dominance of residential units.

Block Structure and Orientation

This area is suburban in character with a formalised arrangement. There is consistent structure and rhythm between the units. Buildings are generally semi-detached and two-storeys, although short-terraced rows and bungalows do exist.

Materials and Details

There is considerable variation in style between the plots developed within this area, creating a mosaic of styles which indicates period of growth. General materiality includes the following;

- Red brick;
- Painted render (predominantly white) and timber cladding
- Less architectural detailing and decorative brickwork than the Historic core character area
- Pitched gabled and hipped roofs with slate.
- Simple porches are common to the front of properties, above the front door
- White or brown window frames

Boundary Treatments

Boundary treatments are mixed. Many units have a close relationship to the road network, achieving a sense of enclosure; whilst other units are set back within their own plots and are arranged more spaciouly. Boundary treatments include;

- Hedgerow
- Fencing
- Low-level red brick

Parking and Street Scene

Generally, properties are served by a driveway either to the front or the side to achieve on-plot parking. Garages are a common parking solution. In some cases, short on-street parking bays are present and demarcated through the use of different paving materials.

Large areas of open space and amenity space exist alongside the road structure, creating a spacious street layout. These formal open spaces help to reinforce the rural character of the area and permeate the settlement into the surrounding landscape.

Density

A defining element of this character area is the prevalence of open green space and community facilities. This significantly reduces the net density of the area and creates a more spacious character. Despite this, net density has been estimated at approximately 25.7 dwellings per hectare.



On-street car parking exists in bays along Burrell Road



Porches and chimneys contribute to vertical rhythm along dwelling frontages



Red brick and slate roof are common materials



Community uses exist within this character area



All units have a front and rear garden, and tend to be semi-detached



White render is used on some dwelling units



An example of on-plot parking solutions



There is an openness to the character area given the prevalence of open and amenity space



Double frontages with porches

Character Area 3

Commercial and Industrial North

The Proposed Development Site occupies an enclosed position to the north of the High Street. It is well screened by dense vegetation, which hides the industrial character. Other commercial/ industrial/ agricultural functions exist along the settlement boundary to the north. Although disconnected with regards to movement, these are considered in one character area given their function.

Block Structure and Orientation

This character is mixed in function with commercial, agricultural and residential land-uses. It includes the Site and other employment uses to the north-east of the village.

The building arrangement is formalised around these land-uses, with large scale units and presence of ancillary hardstanding, amenity greenspaces and car parking. The size and scale of the buildings are more dominating in their nature than the rest of the village, especially within the Site boundary, and tends to detract from Comptons rural identity.

Materials and Details

The northern part of the Site contains the largest agricultural buildings and sheds, constructed of timber and steel. The centre of the Site contains a number of large industrial agricultural buildings set within an expanse of hard standing. Materiality here is more varied. The southern section of the Site contains a diversity of more modern, well-maintained individual buildings within landscaping, typical of the 1960s. This is also seen at Baxter Healthcare building, also within the Character Area.

Boundary Treatments

The Site is bounded by mature vegetation and has several belts of mature vegetation crossing it. This, in combination with the landform, divide the Site into separate areas. The Site is therefore considered to be enclosed by an existing landscape framework which help to blend the Site into the surrounding village and countryside.

Density

Given its non-residential function, the Site currently exhibits a different scale, density and character to the rest of the village. The northern and central section of the Site is densely developed with a mixture of medium and large sized agricultural buildings and hardstanding. The southern section of the Site is less densely developed, with a mix of individual research buildings set within areas of open space and hard standing.



Agricultural functions, such as the stables, function in the area



There is an industrial character, especially within the Site



Large scale land use with swaths of ancillary hardstanding

Character Area 4

Infill Development

There are instances of more recent, higher density development which has been delivered on infill sites within the village. These tend to be contained on parcels located within the settlement boundary, rather than expanding the settlement edge, and exhibit a contemporary character.

Block Structure and Orientation

Typically these units occupy cul-de-sac streets and have an inward-looking arrangement, with little permeability or connections to surrounding developments. The structure is arranged around the pre-existing development blocks.

Materials and Details

Red brick is commonly used alongside façade elements, however there is little commonality within the detail of this area. Roofs are typically red pantile, with gable ends and some hipped.

Boundary Treatments

Each dwelling unit typically has a front and rear garden, although front gardens are often dominated by on-plot parking provisions. The boundary line between the street and the private space often exists as a change in hardstanding materiality, rather than a clear physical border.

Parking and Street Scene

On-plot and garaged parking units are common for this Character Area.

The street-scene varies from being relatively enclosed (Meadow Close) to incorporating more open space and green infrastructure (Yew Tree Stables).

Density

These development parcels tend to exist at a higher density than those of the other character areas, but are complementary to the traditional village character and add architectural variety.

The buildings exist as detached or semi-detached units, with on-plot parking and with front and rear gardens. They express a suburban style which makes efficient use of available space. Net density for this area has been approximated at 24.14 dwellings per hectare.



Developments exist in a higher density arrangement



There is an open, suburban character to the streetscape



Cul-de-sac arrangements are the typical layout





SITE APPRECIATION

05

The Site chimney, as viewed from High Street

Existing Site Context

The following photos show the existing site character and context

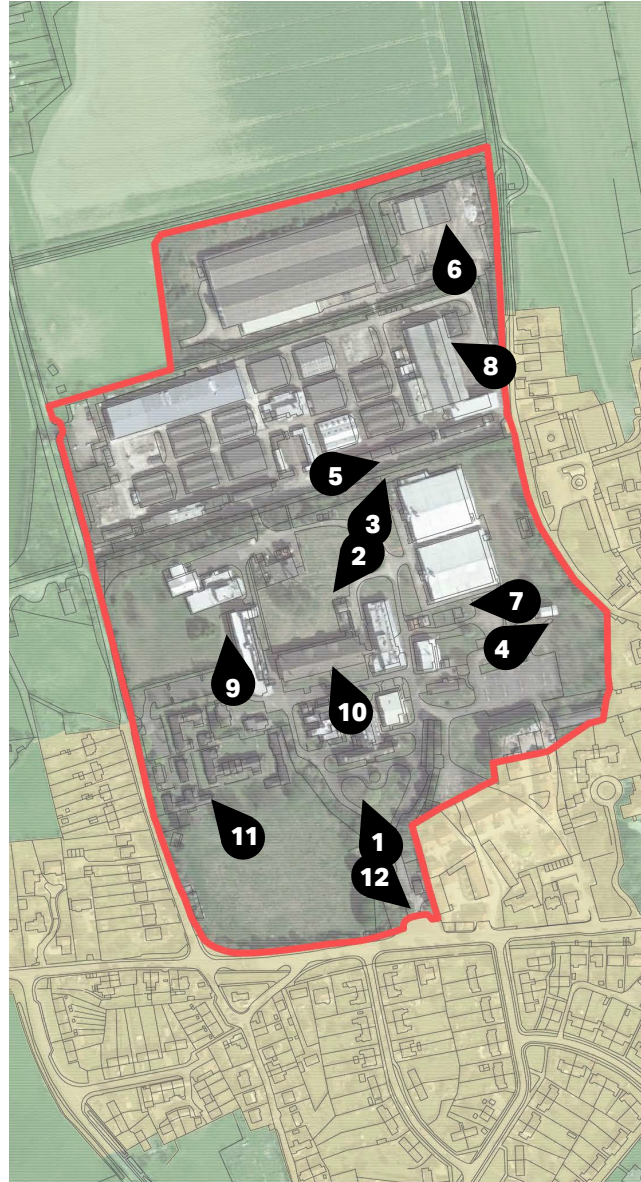


Figure 10: Site photo locations



Photo 1



Photo 2



Photo 3



Photo 4



Photo 7



Photo 10



Photo 5



Photo 8



Photo 11



Photo 6



Photo 9



Photo 12

Topography and Hydrology

The Site lies on a south-facing slope, dropping from 130m AOD at the northern edge to 100m AOD around the south boundary. Within the Site are three notable platforms that are evidently associated with the existing hardstanding and built form. To the north of the Site there is an abrupt change in topography. The northern boundary of the Site is defined by a sizable high embankment (129m AOD) with existing buildings set below (120m AOD). The open countryside extends to the north beyond the Site.

The landform within the Site has been modified to reduce the level change in contrast to the surrounding topography. To the south of the Site level changes are more gradual.

The River Pang flows in an easterly direction south of the Site and adjacent to the High Street, where it meets the River Roden, before turning south at Aldworth Road to flow in a southerly direction towards Hampstead Norreys. The southern portion of the Site falls within Flood Zone 3, limiting the development potential for this area.

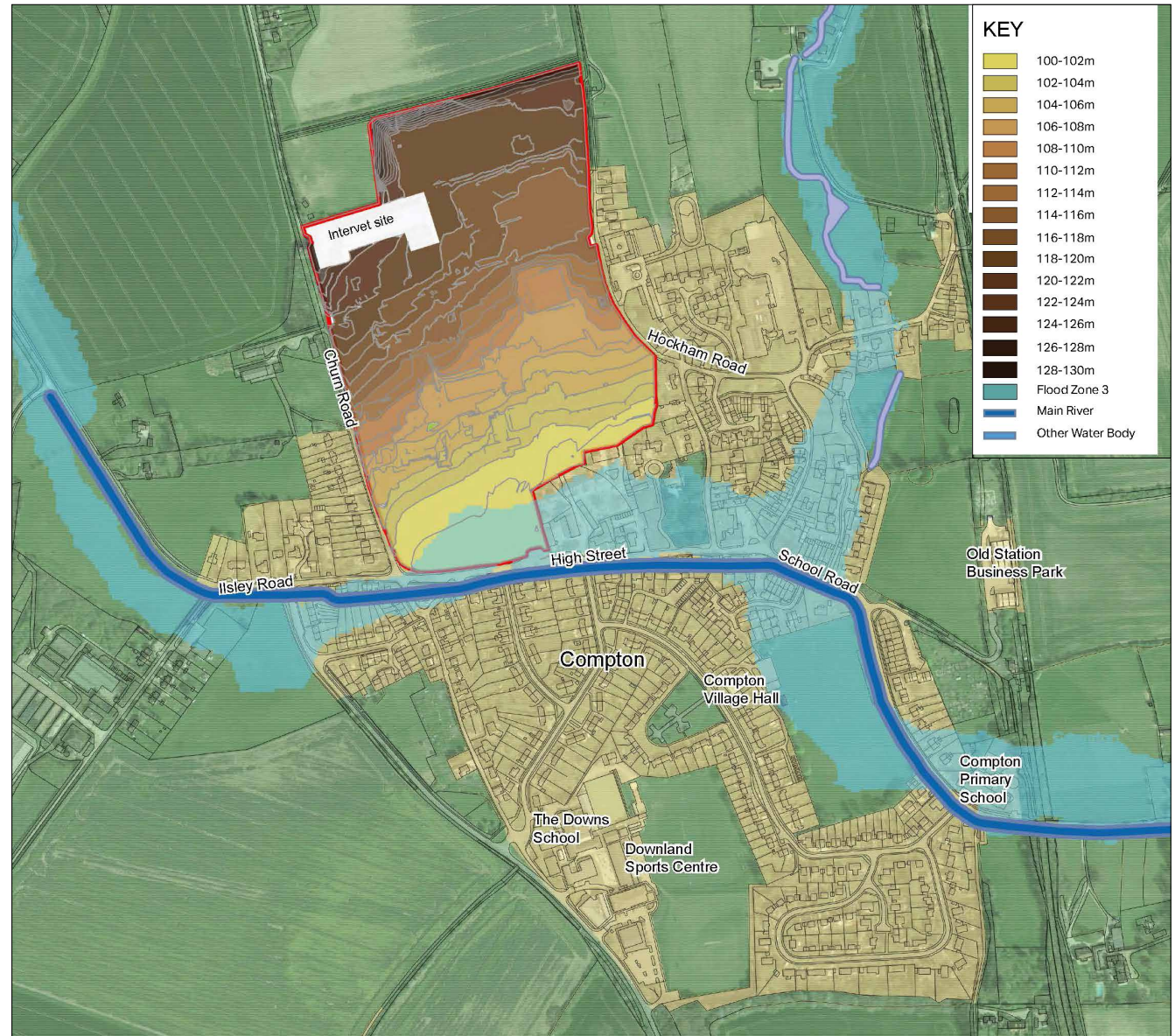


Figure 11: Topography and Hydrology

Views and Vistas

Given the sloping nature of the Site, long distance views exist from the centre of the Site to the south and to the east. For the most part, views into and out of the Site are otherwise screened by the presence of dense hedgerow and tree cover. Within the Site the views, are often dictated by the undulating topography and the presence of the large scale industrial units.

The industrial function of the Site impacts beyond its borders. Whilst the two prominent chimneys on the main southern building have helped to establish a landmark feature for Compton, they also impact the AONB, detracting from the natural beauty of the area. The large scale of the built form of its buildings also blocks views out from the Site. Development could be designed to help open up these vista opportunities.



Figure 12: Visual and Vista Analysis

Landscape and Open Space

The prevalence of open green space and open grassland significantly contributes to the rural character of the Compton, as does the street-landscaping which permeates through the village. The pattern of open grassland is a key feature of Compton and helps to define local character, especially where physical or visual links exist between them. This is reinforced by views out to the surrounding arable fields which help to embed the settlement into its countryside setting.

In this context the Site represents a significant area of brownfield land, with vacant buildings interspersed by areas of grassland, mature trees, hardstanding and access roads. It is well-screened by dense vegetation to the north and east, however the built form has little in common with the surrounding village pattern and much of it is in poor condition.

The Landscape Framework for Land at Compton Institute for Animal Health SPD (2012) recognises that substantial parts of the Site's existing built form detract from the natural beauty of the AONB, although the southerly section is considered to have a positive contribution to the settlement pattern and open space of the village.

Much of the Site boundary is contained by a variety of tree belts and hedgerows. The Site landform has been modified to enable development. The bunds and earthwork mounds are common, and create artificial landforms which contrast to the naturally smooth slopes of the surrounding landscape.

The former cricket pitch to the south of the Site contributes positively to the character of the High Street. Proposals should seek to retain this Cricket ground as a recreational resource for the community.



Figure 13: Landscape and open space

Ecology and Vegetation

There are no SSSIs within 2.0km of the Site. The nearest SAC is Hartslock Wood, located approximately 9.5km to the west of the Site. Seven local wildlife Sites exist within 2.0km of the Site boundary.

There are areas of semi-improved grassland associated with the former cricket pitch to the south-west of the Site. Areas of amenity lawns around buildings contain a mixture of grass and wildflower species. Abundant semi-mature ornamental trees and some more mature specimens are present along the Site boundaries and exist in lines across the Site. Areas of mature scrub are also present towards the north-east of the Site, associated with earth bunds. Areas of disturbed ground, associated with storage of materials, are scattered throughout the Site.

There are a variety of Category A, B and C trees present within the Site boundary. A number of tree belts are present across the Site, and the mature hedgerow which borders the Site makes an important contribution to the local character of the village. The former cricket pitch to the south west of the Site is also enclosed.



Figure 14: Vegetation and ecological analysis

Historic Assets

There are no designated heritage assets recorded within the Site, although 12 assets are present within 1.0km. These comprise of 11 Grade II and one Grade II* listings. A number of the Grade II listed structures are in close proximity to the Site. The Compton Conservation Area (designated 1984) abuts the Site boundary to the south-east, with a cluster of the aforementioned listed buildings present within this area.

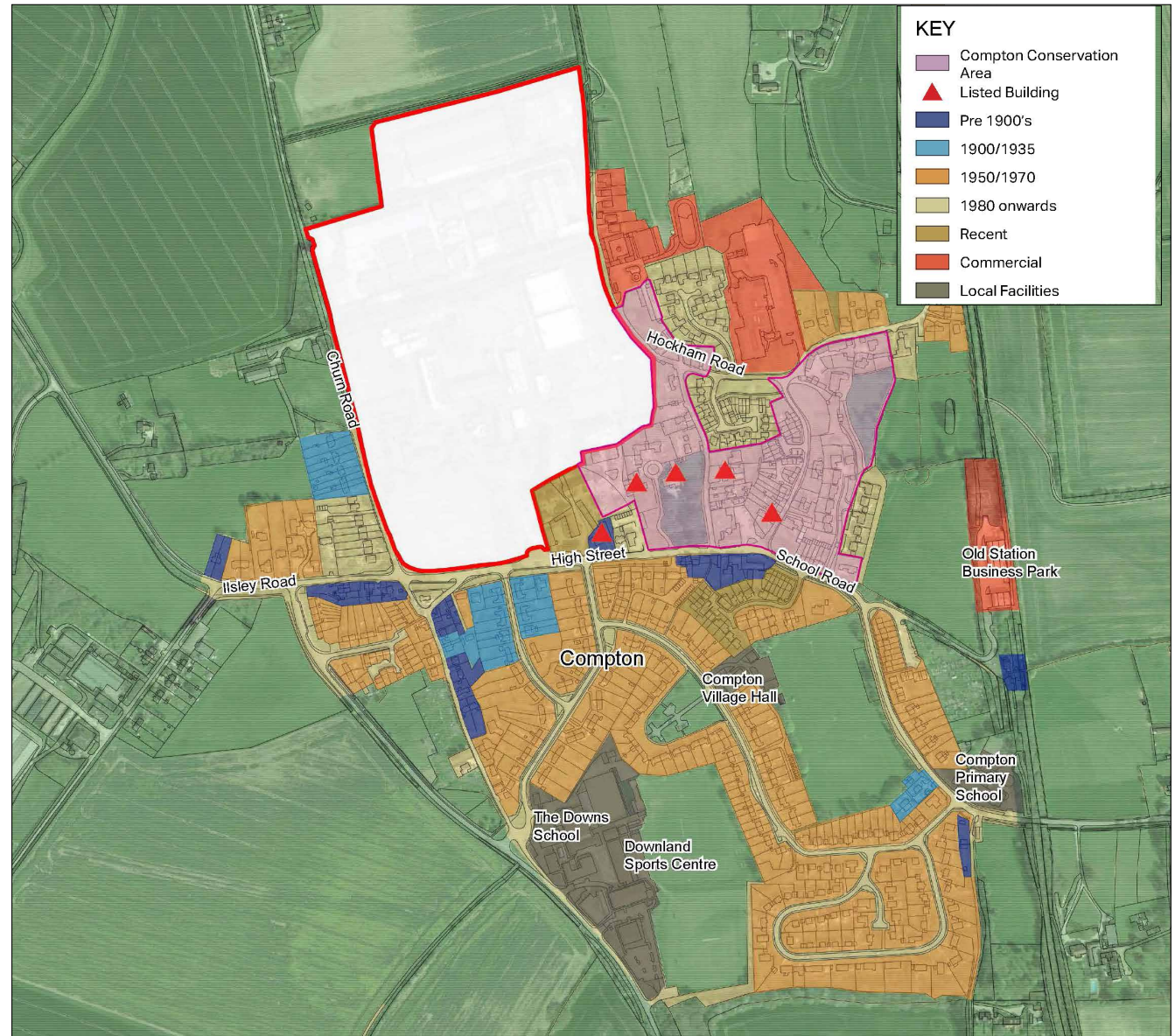


Figure 15: Character and heritage assets

Vehicular Movement

Located close to both the M4 and A34 corridors, Compton is accessed via rural roads connecting the village to these main highways. It is served by one bus service, Service 6 to Newbury, with the bus stops located along the High Street to the south of the Site. There is no railway station within the village.

The main vehicular access into the Site is achieved from the High Street, with a number of existing access points located along Churn Road to the west. These currently serve the existing occupiers and employment uses of the Site.

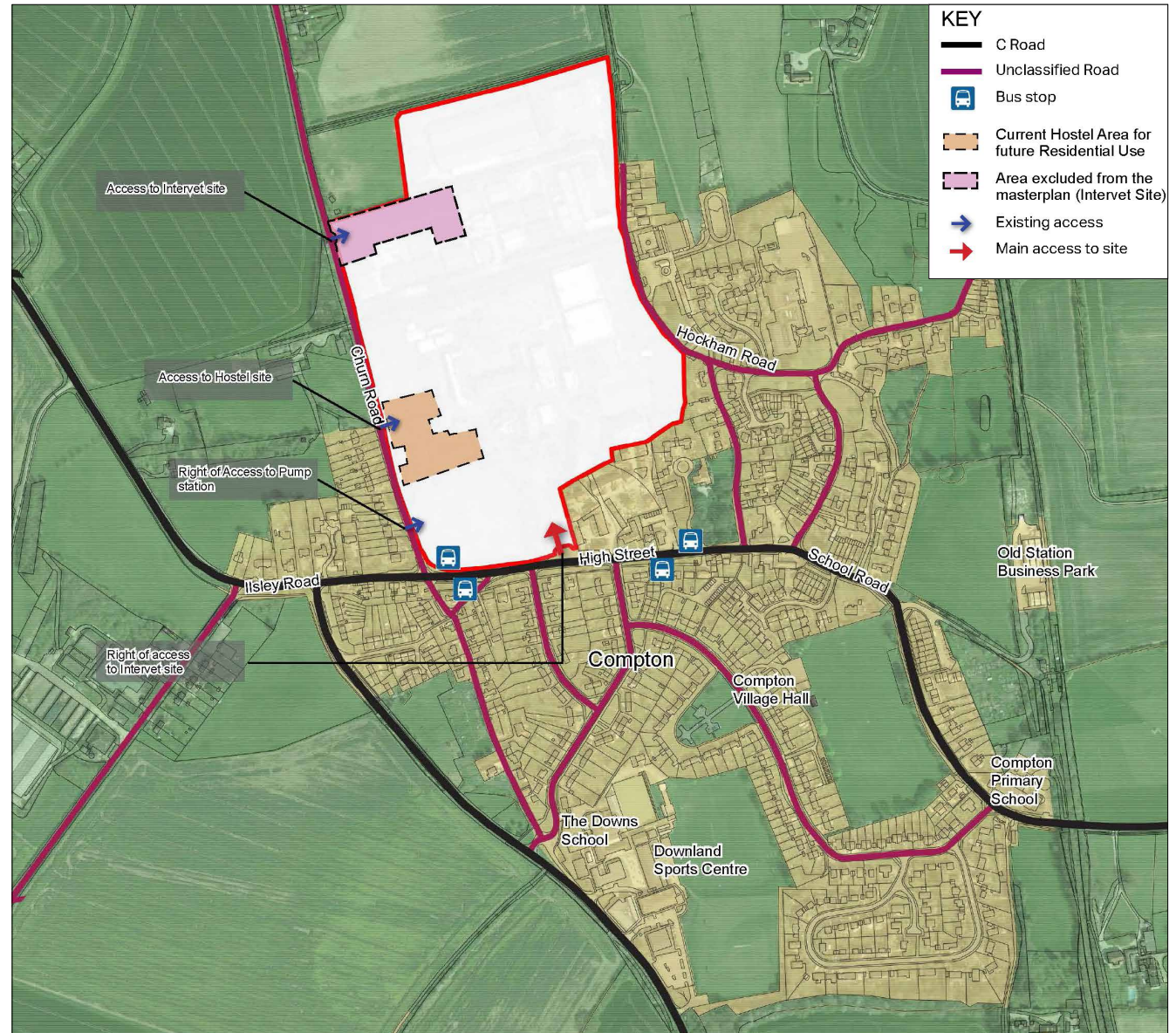


Figure 16: Vehicle movement

Non-Vehicular Movement

No pedestrian routes currently permeate the Site, however several Public Rights of Way (PRoW), bridleways and existing footpaths run along the boundaries, providing access to the wider countryside. One PRoW formerly ran across a section of the Site however this has been closed off to public use. The existing community facilities can be accessed via a well-connected footpath network throughout the village.

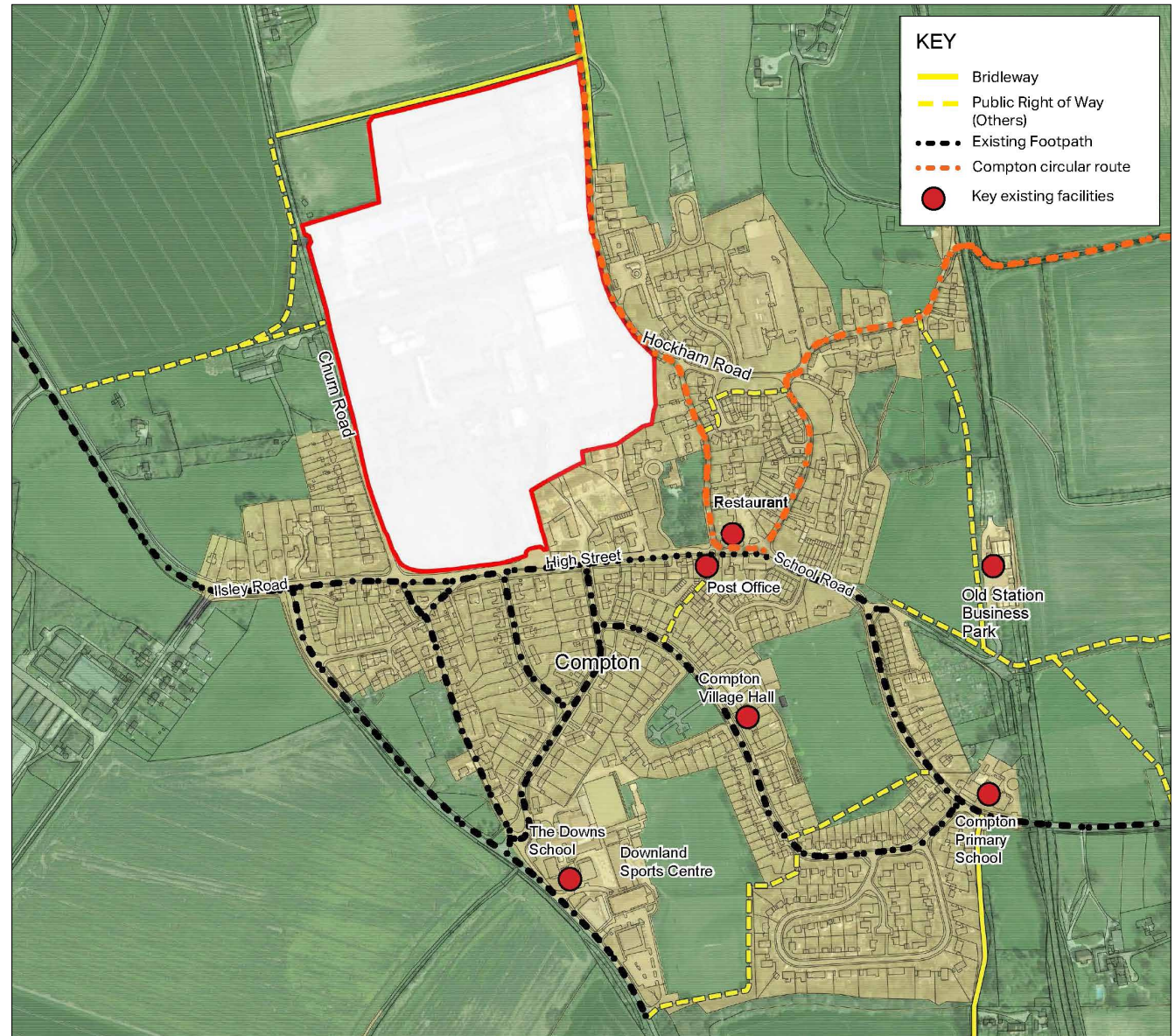


Figure 17: Non-vehicular movement





DESIGN DEVELOPMENT

06

Existing conditions on the Site

Design Development

The design development proposals set out in this section of the DAS describe the evolution of the masterplan from the original response to the Site (and resulting hybrid application, June 2020) to the addendum proposals that form the basis of the revised approach illustrated in this DAS and other supporting documents. The most notable change is the move away from built development across the whole of the Site including the most northerly platform (Area A). This is summarised in the thumbnail plans opposite (extracted from the DAS submitted as part of the 2020 hybrid application).

The development proposals set out in the rest of this section seek to create a high quality, residential led environment which responds well to its local context, whilst improving accessibility and inclusivity for all. The Proposed Development will deliver a sensitively designed scheme which is grounded in the following objectives:

- Deliver a high quality, inclusive and well-designed masterplan which provides desirable housing whilst addressing housing need and demand in the area;
- Improve the environmental quality of the Site and bring it back into function as a sustainable and attractive neighbourhood;
- Develop a suitable design solution for a Site located within an AONB and which respects its landscaped setting;
- Make good use of the varied topography of the Site;
- Enhance the ecological value of the Site through new habitat creation and open space preservation; and
- Improve pedestrian permeability and connectivity across the Site, ensuring that development is effectively woven into the existing village fabric.

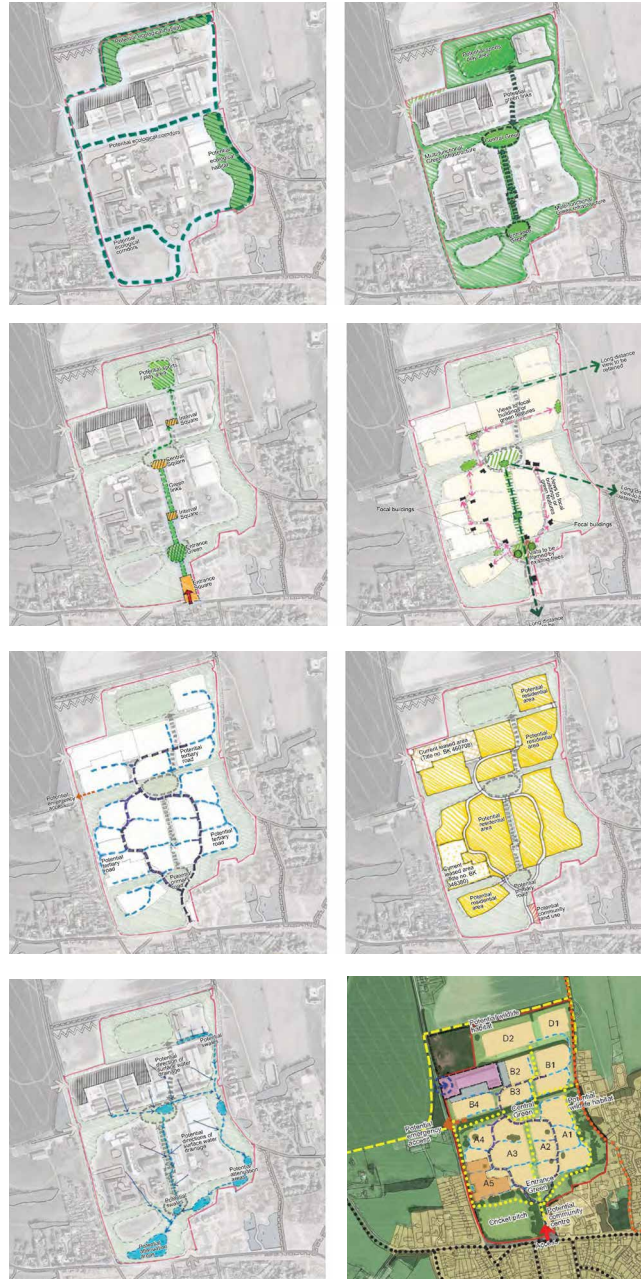


Figure 18: Thumbnail plans extracted from the submitted DAS (2020)

In response to commentary provided by consultees and WBC officers a revised masterplan has been adopted, incorporating a series of changes that are illustrated in the figure opposite.

Early work on revised proposals:

1. Housing removed from area A and replaced with naturalised open space / habitat enhancements big BNG opportunity
2. Housing removed and area brought forward for 'future employment development'
3. Review of connection and relationship with adjacent areas
4. Form of north south green connection to be further defined including scale and enclosure
5. Frontage/overlooking and relationship with enhanced landscape area to be articulated
6. Spatial relationship to 'development gateway' to be reviewed
7. Development within Areas B and C to be reviewed against density and typology considerations



Figure 19: Early work on revised proposals

As the design has evolved, the fundamental response to the site's physical attributes has remained an important consideration. These issues are summarised in the following pages.



Figure 20: Design response to Ecology
Design response to Ecology

- Protect and where necessary replace existing mature trees and hedgerows to create a well-connected ecological corridor network for local wildlife;
- Protect and where necessary replace existing dense vegetation areas along north and east boundaries, to form two new wildlife habitats which would accommodate relocated wildlife; and
- Ensure the proposed green corridors connect to the wider ecological network.



Figure 21: Design response to Green Infrastructure
Design response to Green Infrastructure

- Integrate the ecological corridors into a multi-functional GI network throughout the site;
- Create a series of landscape nodes, as part of the GI network, to attract people to use public green spaces;
- Use green links to connect landscape nodes, and provide a safe and interesting journey with various spatial experiences for amenity spaces users; and
- Potential to integrate GI network into wider countryside green field and vegetation belts, and to provide pedestrian access to wider Public Rights of Way around the side.

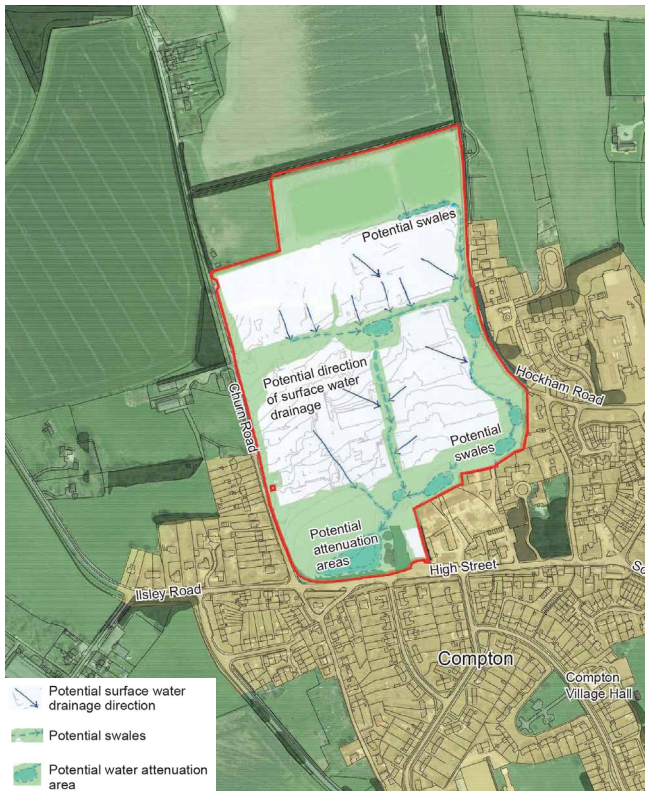


Figure 22: Design response to Surface Water Drainage
Design response to Surface Water Drainage

- Consider the potential to provide a SuDS system to the site, which should respond well to the landform and topography; and
- Potential to integrate a system of swales and attenuation ponds, where appropriate, into the proposed multi-functional GI system.

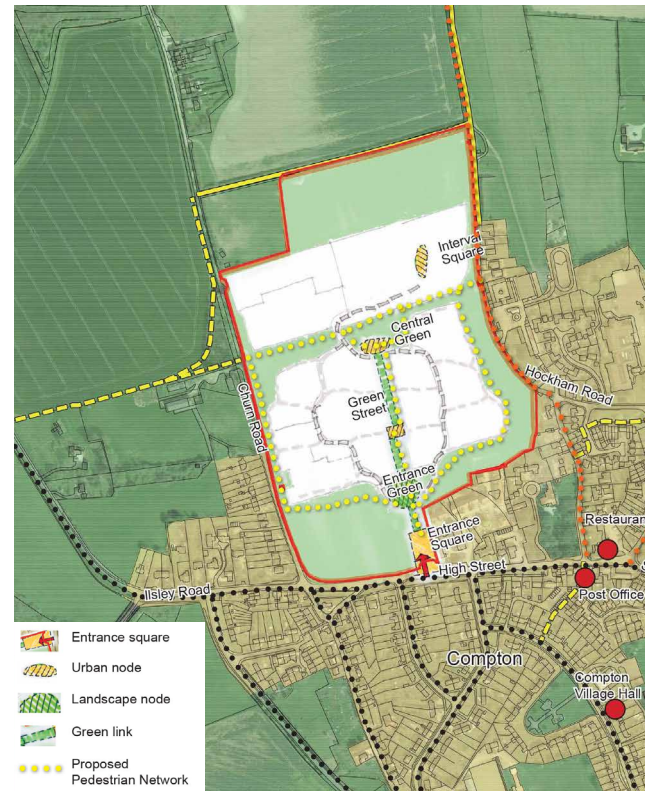


Figure 23: Design response to the Public Realm
Design response to the Public Realm

- Create a strategic central public realm axis with a good legible design, including a new "Green Street", to attract people into the heart of the Site and encourage the use of public spaces;
- Carefully design the entrance area and create a vibrant focal point of High Street; and
- Create a series of Urban Nodes along the central 'axis', to provide interesting and changing spatial experiences for public realm users.



Figure 24: Design response to Visual Design
Design response to Visual Design

- Retain long distance views from the centre of the site, looking south and south-east, towards the wider countryside;
- Plant and retain attractive trees near the Site entrance to frame a vista which lead views into the Site and which focus on proposed landmark buildings; and
- Use focal buildings and green space features carefully at the end of designed vistas, to provide an interesting journey when people travel through the proposed primary road.

Design Considerations

The design process has considered various masterplanning layout options and scenarios for the Site with regards to these developable areas. The options have been considered against the aforementioned physical influences, but also with consideration for viability and feasibility of development. They have also had regard to local and national planning policy ambitions, as discussed in the following paragraphs.

Extract from West Berkshire Housing Site Allocations Development Plan Document (Policy HAS 23)

Figure 25 shows an extract from West Berkshire Housing Site Allocations Development Plan Document - Policy HAS 23. It includes a residential led mixed-use scheme with a mix of employment floorspace and green infrastructure.

The defined developable area includes much of Area C and Area B. A Flood Risk Area is defined on the southern part of the Site. The option includes Landscape Buffers in accordance with the previous Landscape Framework which was commissioned by the Council. The identified Landscape Buffers include the existing Cricket Pitch, the eastern and western boundary of the Site, the area associated with the previous footpath (this previously ran east-west through the Site) and Area A to the north of the Site.

The reason that Area A is defined by Local Plan policy as a Landscape Buffer is set out in the Local Plan to encourage Area A to make a significant positive contribution to the landscape character and local distinctiveness of the open downland landscape of the AONB. Other than the removal of incongruous features in Area A and it being given over to a Landscape buffer the Option does not specify how Area A will make a significant positive contribution to the landscape character and local distinctiveness of the open downland landscape of the AONB. The Landscape Framework (2012) did not consider or analyse an indicative mix use scheme for the Site and was not informed by a Landscape and Visual Impact Assessment of a comprehensive development proposal for the Site.

The identified development could provide 140 dwellings and the proposal would include an element of employment land, the option would include the retention of the cricket ground (as a community use) as Green Infrastructure. The existing access from the High Street will form the main access to the development. Along with the opportunity to create other links the opportunity to reinstate the former east/west footpath through the site should be explored.

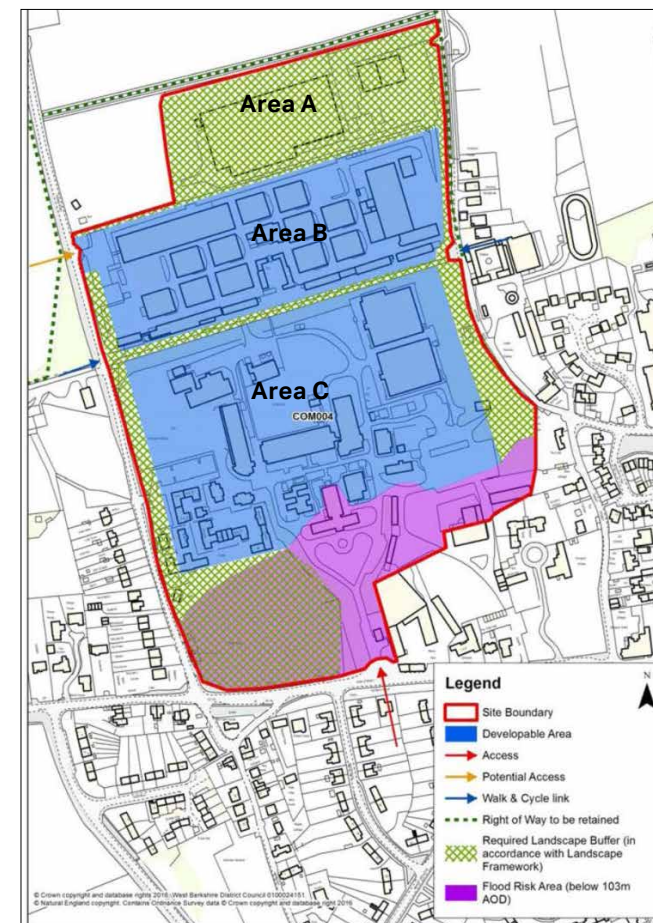


Figure 25: West Berkshire Housing Site Allocations DPD- Policy HAS23

Green Infrastructure and enhanced habitat on Area A

The Pirbright Institute Site Compton (SPD) indicates that Area B and Area C were suitable for the development of housing, employment uses, some form of a community use, green infrastructure and a cricket pitch. The SPD also indicates that Area A should be excluded from the developable area, with all existing buildings and hard standings removed.

Within the Proposed Development, Area A has been proposed for open space, Green Infrastructure and enhanced habitat, all of which will contribute to the overall Biodiversity Net Gain provision. The removal of existing large-scale buildings within Area A and their replacement with open space is seen as a potential positive characteristic of the scheme. The retention/replacement (where necessary) and enhancement of vegetation and green infrastructure within this area, especially along the northern boundary, is deemed to contribute to the landscape character of the wider area and provide a considerable buffer to development further south.



The topography of the northern boundary helps to screen development on the Site

Demolition of all existing units

Aside from the Intervet Buildings and the existing Gatehouse, all existing buildings and structures on Site are to be demolished as part of the Proposed Development. Demolition will be undertaken in three phases; Phase A, Phase B and Phase C, respective to each of the identified Areas as shown in the Demolition Plan (Demolition Plan 04_105), as extracted in Figure 26 below.

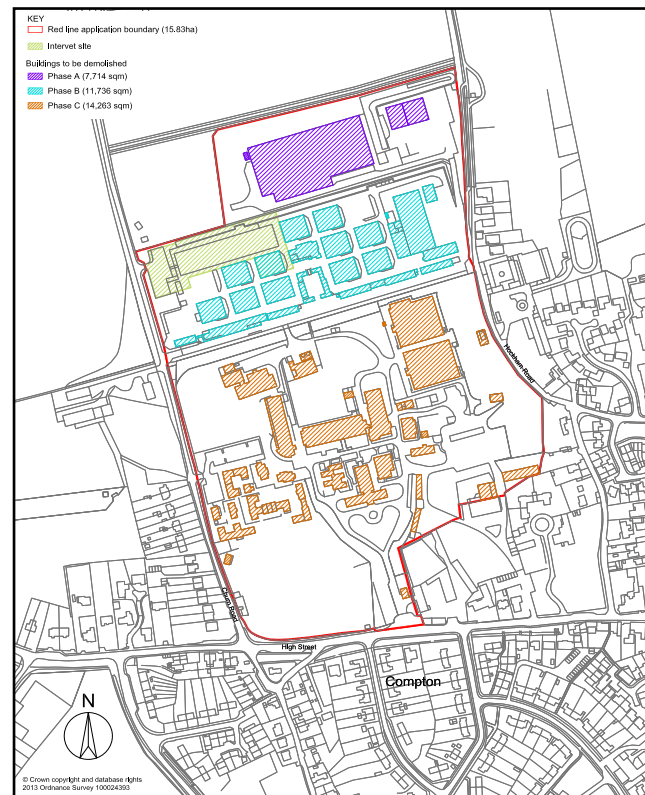


Figure 26: The Demolition Plan 04_105

Employment land uses

The Pirbright Institute SPD expresses a desire to retain employment uses on the Site as part of its redevelopment. The Proposed Development includes at least 1.75 hectares of employment land uses (Class B1) to the south of the retained Intervet building.



The Intervet Building, an existing employment site, is to be retained

Defining the developable area

Consideration of these influences has enabled the Proposed Development to be separated into three distinct land parcels.

Area A

Area A is the most northern parcel of the Site. Large scale industrial buildings currently dominate this space. This area currently has limited environmental features of particular value. It is well screened from the surrounding countryside and AONB through existing vegetation and the natural topography along the north, east and western boundaries.

Area B

The existing buildings within Area B are tightly arranged and industrial in character. Whilst a strong tree belt is present, this area otherwise has little environmental value and the buildings contribute little to the AONB.

Area C

Area C has the most variety in terms of its built environment; different scaled buildings are set within an open area. It is largely commercial in character. The most environmental value of the Site is located within this area with regards to tree cover and open space. This is the largest area with the most potential to respond to the existing village structure. It also has a close relationship with the Conservation Area.

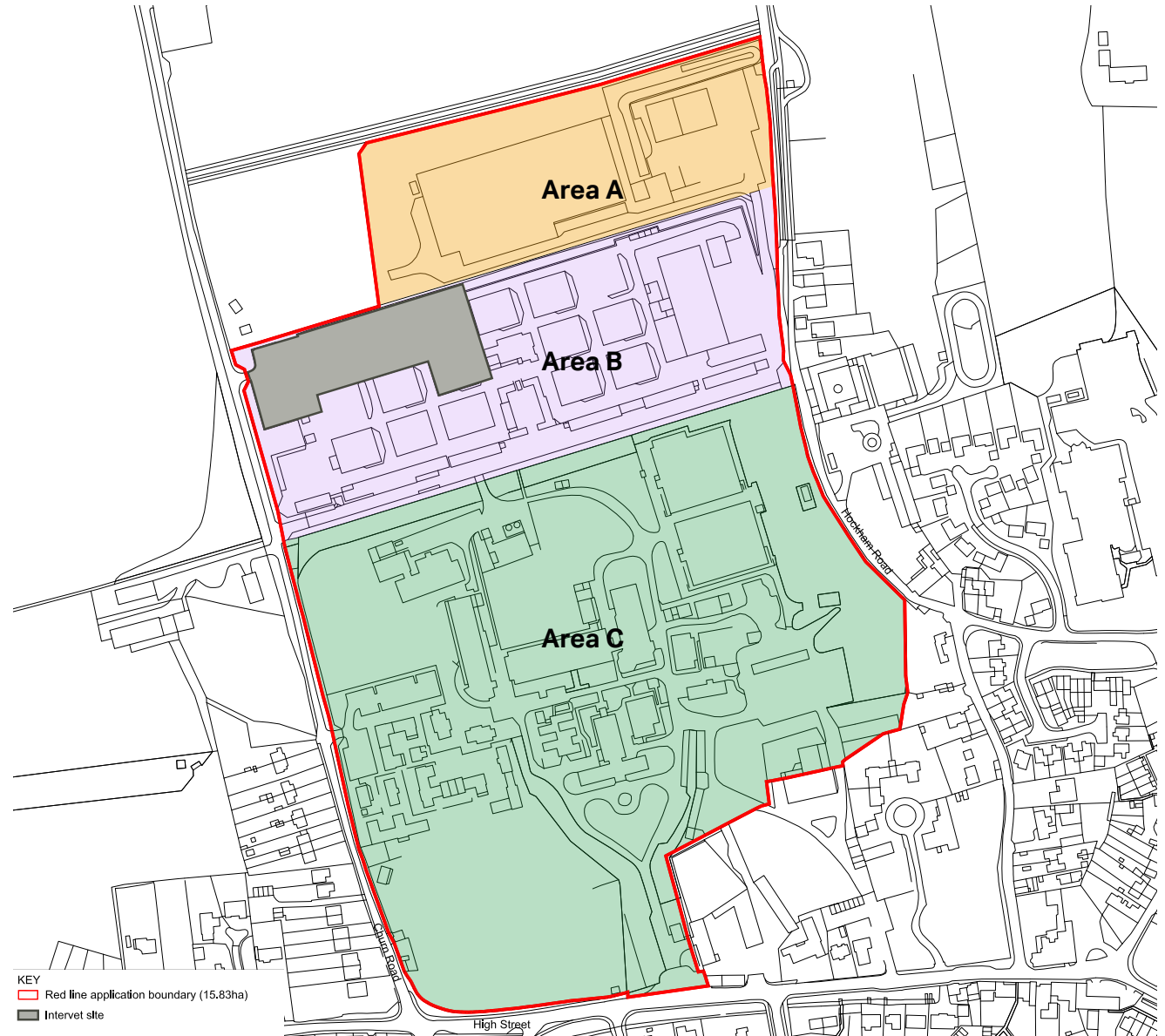


Figure 27: The Character Areas of the Site

Preferred Layout

The preferred layout illustrates a residential led mixed-use scheme incorporating employment floorspace, green infrastructure and community uses. Area A is proposed for enhanced Green Infrastructure and habitat retention that will contribute to the overall Biodiversity Net Gain of the site. Area B combines residential and employment uses. Within Area C the proposal seeks to deliver residential development along with the retention of the former cricket pitch and potential for the creation of wildlife habitat areas.

No residential or employment uses are proposed along the southern edge of the Site in response to flood risk constraints. The development area could provide up to 185 dwellings. The proposal would include the retention of 0.69ha of employment space plus the retention of the Intervet Site (1.06ha).

The preferred layout seeks to retain the Cricket Pitch which would become available to the public as a playing field and community use.

Landscape buffers and potential wildlife habitat are provided throughout the site and are most significant along the southern and eastern boundaries. Public footpath and cycleways would be created through the Site with a former east/west footpath reinstated. The existing access from the High Street will form the main access to the development.

KEY (Proposed)












 Development area	 Primary road
 Open space	 Tertiary road
 Area excluded from the masterplan	 Site access
 Future reserved employment site	 Proposed pedestrian route
 Intervet access to include provision for service vehicle turning on site	 Existing public rights of way
	 Existing footpath



Figure 28: Option 1 Preferred Layout



COMPTON VILLAGE HALL



PUBLIC CONSULTATION

07

Compton Village Hall, where the consultation event was held

Engaging with West Berkshire District Council

The Homes England team have attended a number of pre-application meetings with West Berkshire District Council to confirm the planning application requirements for the Proposed Development. In addition to meetings, there has been ongoing liaison and communication with the case officer for the scheme throughout the design and masterplanning process.

Engaging with Compton Parish Council

Meetings have been held with Compton Parish Council to ensure the design process has been clearly communicated. The group have been invited to provide feedback on the draft design material at closed sessions, where they have had the opportunity to raise comments with Homes England and AECOM representatives. This feedback has been listened to and incorporated into designs where possible.

Engaging with the Public

Community involvement is an essential element in delivering sustainable development and creating sustainable and safe communities. Pre-application consultation is a good opportunity to involve the public in the planning application process, and to discuss the design decisions which have been made for the Site. It also offers a good platform for people to comment and share their thoughts on proposals, prior to submission of the application.

Homes England appreciate that pre-application consultation is a crucial exercise in the planning process. They are fully committed to the engagement of the local communities, and have taken steps to ensure meaningful involvement is enabled throughout the process.

Event promotion and awareness

A promotional advert for the public engagement event was created and displayed in the following places prior to the event taking place. This invited people to attend and share their views on the Proposed Development.

- An advert was placed in the Newbury Weekly News and the Newbury Advertiser for two consecutive weeks prior to the consultation event (January 9th/ 10th and January 16th/17th,2020). This publication has coverage across the entirety of Compton and surrounding villages in proximity;
- Leaflets were posted through the letterboxes of approximately 350 properties within Compton. Other leaflets were provided to Compton Parish Council to distribute as appropriate; and
- On the day of the event posters were placed outside the venue to promote the consultation.

The event

The public engagement event for the Former Pirbright Institute was held on 21st January 2020, at Compton Village Hall. The event ran between 12:00 to 20:00.

This was a drop-in event open to the general public. Six, full colour, pull- up banners were presented. Questionnaires and large scale plans of the illustrative layout were made available for people to comment and feedback their opinions on the proposals. The event enabled people to express their views informally by talking to representatives from Homes England and AECOM, and more formally via completion of a questionnaire.

Questionnaire

Feedback questionnaires were made available at the public exhibition and participants were encouraged to feedback their views. These provided an effective tool in quantifying feedback in a consistent way. Attendees were asked to either complete these at the event, to post back or to email back their responses before the 4th February 2020, to ensure that time was available to work any comments into the design of the Proposed Development..

Engagement feedback

Approximately 350 people attended the public engagement event. Overall, 174 questionnaires were returned, 157 of which were completed at the event and 17 which were completed following the event but emailed/ posted by return. The feedback relating to each question was recorded and has been summarised in the following pages.

Question 1 - Do you support the development of the Former Pirbright Institute

Total responses	174	
Yes	Not sure	No
95	24	52

Main comment themes


- Support the development, but not as proposed (250 houses)/ unless within the local development plan - 140 houses;
- Concerned about increase traffic;
- Concerned about inappropriate infrastructure especially sewage/flooding; and
- Support as an improvement to the condition of the existing site.

The response to the proposed development is generally positive, with most of the respondents supporting the development of the site. However, the main concern across the respondents was the scale of the proposed development. Many residents would only support the development of 140 new homes instead of the proposed 250 dwellings, as per the Local Development Plan (Policy HAS 23). Concerns were also raised about the proposed housing density, which was considered to be high, and the amount of employment land, which was considered to be low.

Other concerns were regarding insufficient infrastructure, community services and facilities to support development of the proposed scale, as well as an increase in traffic. Site denomination, biodiversity and habitat protection were also supported by the residents. Attendees supported the delivery of a variety of housing types, as well as selection of affordable housing.

Have your say...

Former Pirbright Institute
Engagement Event Questionnaire




Q1: Do you support the development of the Former Pirbright Institute?	Yes	Not sure	No
Comment:			

Q2: Do you support the mix of residential and employment uses proposed?	Yes	Not sure	No
Comment:			

Q3: Do you support the opening of the former footpath across the Site?	Yes	Not sure	No
Comment:			

Q4: Do you support the retention of open space including the Cricket Pitch and landscaping within the Site?	Yes	Not sure	No
Comment:			



Imagine it.
Delivered.

#MakingHomesHappen

Figure 29: Engagement questionnaire

Question 2- Do you support the mix of residential and employment uses proposed?

Total responses	163	
Yes	Not sure	No
78	33	52

Main comment themes

- The Site should deliver employment opportunities to the village
- Important to have “community” businesses / light industry / manufacturing / scientific / share office spaces
- Concerns about additional traffic to support the residential units
- Too many residential units being proposed/more employment is needed

The majority of respondents support the proposed mix of residential and employment uses. However, many respondents feel priority should be given to employment, with a reduction in the amount of proposed housing. They feel it is important to have new “community” employment and light industry to be brought forward, so Compton does not become a dormitory village. Various housing typologies were supported.

There were concerns raised regarding additional traffic to the area, so infrastructure and utilities should be improved. The impact on traffic and social infrastructure was a recurring theme within feedback.

Question 3- Do you support the opening of the former footpath across the Site?

Total responses	163	
Yes	Not sure	No
121	21	21

Main comment themes

- Support the improvement of access / freedom of access / ease of access / more walking routes
- More open space footpaths and cycle ways should be opened
- Wildlife corridors are encouraged but need better protection

The vast majority of respondents support the opening of the former footpath across the Site. Respondents highlighted the fact that this will improve access and overall walkability of the area. A number of respondents would like to see the footpath to be used by pedestrians only, for safety concerns. Particular attention was given to the lighting and security of the footpath, and its maintenance once re-opened. Respondents commented on the necessary protection of the wildlife corridor and retention of natural areas across the entire site.

Question 4- Do you support the retention of open space including the Cricket Pitch and landscaping within the Site?

Total responses	167	
Yes	Not sure	No
146	11	10

Main comment themes

- Support the Cricket Pitch due to its social and historic value to the village
- Need more green spaces, and hedgerows should be retained
- Additional play area or mixed use/multi-sport facilities is supported and is considered to be an improvement
- Concerns about flooding of the Cricket Pitch

Most of the respondents support the retention of open space including the Cricket Pitch and landscaping within the Site. The area is prone to flooding, so the retention of this open space will carry on acting as a flood protection. Many respondents stated that green spaces and hedgerows should be retained where possible. Some suggested that additional play and recreation areas, such as a multi-sports facility, would further increase the attractiveness of the site. Again, it was considered important to protect the wildlife and biodiversity of the area, especially during the decontamination of the site.

Question 5- Any other comments?

An abundance of additional comments were received from the respondents, the vast majority of which echoed concerns about additional traffic the proposed development may bring into the village. The respondents encourage further traffic management measures, and feel insufficient transport links will need addressing for the scheme to be functional. Some also highlighted concerns about the extent of public transport which will be delivered as a consequence of this new development, and whether it will be adequate to serve the increased population.

Many comments were also received regarding the impact of the development upon the local community and facilities. The opinion is that schools, doctors and retail establishments will need to increase in order to cope with additional demand- if not then the existing services will function beyond capacity. The same relates to drainage, telecoms and other infrastructure which are considered to be inadequate for the scale of the proposed development. Sewage improvements and flooding mitigation measures are requested to be considered, in addition to a more generous delivery of car parking provision beyond the policy requirements.

Furthermore, the matter of affordability was commonly mentioned. The residents commented about the need for more affordable homes and demand for social housing as well as better mixture of housing typologies. There was general support of the provision of affordable homes within the site.

Summary

The development team and the designers have sought to incorporate the multitude of consultation feedback into the Proposed Development where possible. This has been a challenging process in itself, due to the large number of constraints which are evident across the Site. The main challenge has been balancing the principals of sustainable development against Site viability, and balancing high-quality design against housing need.

This section has outlined the depth of pre-application consultation which has been undertaken to inform the Former Pirbright Institute development proposals. Conversations held with West Berkshire District Council, Compton Parish Council and the public are useful not only for the development of this outline planning application but also form a basis of understanding which will help to inform the detailed design stage and the submission of subsequent reserved matters applications.



Figure 30: Photographs from the public engagement event

Banner 1: Former Pirbright Institute

Public Engagement Event

Hello and Welcome...

To your public engagement event for the Former Pirbright Institute Site outlined in red in the plan below. The Site lies just to the north of the High Street in Compton, and was formerly used as a research facility for viruses in farm animals by the previous occupier, the Pirbright Institute.

Homes England acquired the Site from the Institute in November 2016, and is seeking to create an attractive, sustainable new neighbourhood which integrates well with the local landscape and the existing village of Compton.

The purpose of today is for us to share our ambitions for the Site, and to present and explain some of our proposals. It also gives you the opportunity to have your say and provide feedback via a questionnaire.

Following this consultation and your comments, the proposals will be further developed and refined before Homes England submits a planning application to West Berkshire Council.

KEY

- Current residential area
- Commercial use
- Community facilities
- Key Existing Facilities
- Internet Site
- Red Line Boundary

About Homes England

Homes England is a government body charged with increasing the number of new homes, including affordable homes, built in England. By releasing more land for development, Homes England are helping to deliver the new homes England needs, whilst improving neighbourhoods and growing communities.

Homes England is working closely with West Berkshire Council to develop a masterplan and planning application for the Site.

Potential of the Site

The Site represents an increasingly rare opportunity to make beneficial use of a highly constrained brownfield site which is largely vacant.

The Site has the potential to deliver approximately 250 new homes which will integrate well with the existing character of Compton. The proposal seeks to retain employment land associated with the existing internet facility. The existing cricket pitch will be retained and areas of publicly accessible open space will be created through the scheme. The proposal will create new links across the village and will sensitively respond to the landscaped surroundings.

Due to the previous use of the Site, the area includes a large number of buildings which are substantial in size and industrial in appearance. Some of the best environmental assets of the site including mature landscaping and trees which combined with existing topography help to screen the site from many public views. However, the current built form within the Site detracts from the character and appearance of the village.

Due to contaminated land matters and other site constraints the associated costs and challenges of bringing forward this brownfield site are significant. However, Homes England is committed to carrying out the necessary remediation works which will de-risk the development proposal making it suitable for the proposed uses.

Therefore, Homes England is seeking to deliver the development potential of the Site and to deliver high quality market and affordable homes in a way which responds to the character of Compton.

The Site is identified in the West Berkshire Council Housing Site Allocation DPD for development. Policy HAS 23 states, amongst other things that 'The development will be redeveloped 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 retained within the site.'

Banner 2: Former Pirbright Institute

Public Engagement Event

Design influences

Successful developments integrate well with their surroundings. The Site lies within the built up area of Compton and within the North Wessex Downs Area of Outstanding Natural Beauty (AONB). The proposal will need to respond to both the character of the village of Compton and the surrounding landscape character.

Landscaped features and visual impact

Since as far back as the 1940s, the Site has been used as a research facility. There are a large number of buildings on the Site which were previously used for a variety of activities including research buildings, associated technical buildings, ancillary office buildings and a former hostel building. Overall the existing industrial buildings on the site have a negative impact on the local distinctive character and appearance of the village and the Area of Outstanding Natural Beauty (AONB). With the exception of the former Building and the Cadbury all buildings on the site will be demolished.

However, there are a large number of trees and hedges within the site and along its boundaries which, along with topography, assist with screening the site from many but not all public viewpoints. Maintaining this landscaped and wooded character is an important consideration within the masterplan.

Character and Design

Good design should seek to create a place with a locally inspired or otherwise distinctive character. We have carried out analysis to seek to identify existing distinctive characteristics within the village, such as building typology, styles, colours and materials of the character of streets and spaces that the proposed development could draw inspiration from. The historic High Street/Village Core contains traditional architectural style and vernacular which combines with a variety of house types including detached dwellings and terraced. The more recent residential development character area contains mainly suburban development from the 1950/70s which includes a variety of house types including semi-detached, short terraced rows and bungalows.

The aspect of design is density which varies throughout the village from approximately 14 dwellings per hectare (dph) in the Historic High Street/Village Core to more recent built development which are up to 23 dph. This proposed development's dph varies significantly across the site and averages 30 in line with West Berkshire policy requirements.

The interface between the Site and High Street is largely characterised by hedgebanks, trees and the cricket pitch. On-site buildings are currently set well back from High Street. The cricket pitch and established hedgebanks and trees are positive characteristics which the proposal will seek to maintain.

Sloping Topography

The topography of the Site is varied, with levels ranging from 100m AOD to above 125 AOD.

- Generally levels fall from north to south;
- To the north, the Site slopes up to an existing footpath which borders the northern boundary;
- To the south, the Site slopes down toward High Street;
- There are a number of level handstanding areas within the site which are divided by existing tracks, landscaping and woodland.

Rural development will need to respond sensitively ensuring that the local character is enhanced through the development. The proposal should also respond to the potential risk of flooding in the southern part of the site.

Banner 3: Former Pirbright Institute

Public Engagement Event

Compton Parish Council - Interim Policy Statement*

A draft document entitled *Compton Neighbourhood Development Plan - Pirbright Site Issues and Policy Objectives Interim Policy Statement* has been produced by the Compton Neighbourhood Development Plan Steering Group. The Statement has been endorsed by Compton Parish Council. This is a suitable document but some of the proposed policy objectives for the Site include the following:

Our response

Homes England is seeking to work constructively not only with West Berkshire Council but also Compton Parish Council and the community in creating a high quality well designed development that is successfully delivered on highly constrained brownfield sites such as this one requires a difficult balance between market and viability considerations, planning and environmental requirements and local requests such as those made by the Parish Council. We have considered the Parish Council policy objectives below.

Number of dwellings, land uses and density

The statement indicates that the redevelopment of the Site should be a residential-led mixed-use scheme provided that the quantum of residential development remains at 140 dwellings.

As a means to deliver a potential development to the Interim Policy Statement, Homes England specifically promotes making as much use of brownfield and as possible. The 'green' greenfield area is a valuable asset and should be retained and used for other purposes for homes and other residential needs, and to support appropriate opportunities for sustainable development, including employment and leisure.

Another factor that has influenced the proposal for 250 dwellings is viability and housing considerations. The context associated with the demolition and redevelopment of the Site would be substantial and the increase in the number of dwellings needs to meet the need of the village. Homes England is aware of the character of the village over 40% of the total Site area is proposed as open space. We are also seeking to ensure that the overall density of the development is in line with the village's character and remains in line with Local Planning Policy in terms of 30 dwellings per hectare.

Request for employment floorspace

The statement requests that the provision of the Site be an enterprise hub for small-scale office, research and development and light industry.

Responding to affordable and market housing needs

The Site should provide at least 12 affordable homes which should be delivered through the use of the local housing market which would reserve these affordable homes for people to rent on the West Berkshire Council Housing Waiting List and who also have a local connection to Compton.

Homes England has considered this request and will seek to accommodate 12 affordable homes using a local letting entity which would reserve these affordable homes for people to rent on the West Berkshire Council Housing Waiting List and who also have a local connection to Compton.

In light of the need for affordable housing in West Berkshire Council, planning policy requires that proposals of this scale be subject to a viability assessment. It is noted that 25% of proposed dwellings are provided as affordable homes. Our proposal is seeking to provide this level of affordable housing provision on the Site.

Retention and refurbishment of the Hostel Complex Building

The statement requests that the Hostel Complex Building should be refurbished to provide one and two-bedroom homes.

Homes England has considered this request and will seek to accommodate 12 affordable homes using a local letting entity which would reserve these affordable homes for people to rent on the West Berkshire Council Housing Waiting List and who also have a local connection to Compton.

The statement requests that the Hostel Complex Building should be refurbished to provide one and two-bedroom homes.

Open Market Housing Mix

The statement requests that the provision of the Site be an enterprise hub for small-scale office, research and development and light industry.

The proposed development should be 2 to 5 bedroom dwellings including the provision of some single living homes.

Community uses

The statement requests that the provision of the Site be an enterprise hub for small-scale office, research and development and light industry.

The statement requests that the provision of the Site be an enterprise hub for small-scale office, research and development and light industry.

Cricket pitch

The statement requests that the provision of the Site be an enterprise hub for small-scale office, research and development and light industry.

The statement requests that the provision of the Site be an enterprise hub for small-scale office, research and development and light industry.

Figure 31: Consultation Boards

Banner 4: Former Pirbright Institute Public Engagement Event



The vision

Our objectives...

As set out in the adopted Pirbright Institute site, Compton SPD September 2013 the vision for the Compton site is to deliver a high quality residential led development with associated infrastructure, including new roads and natural open space, which is financially viable and meets with the aspirations of the Council for sustainable development on this site.

The specific scheme objectives are:

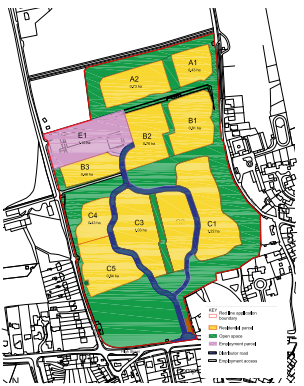
- To progress an Outline Planning Application for approximately 250 new homes, and associated infrastructure including access and circulation roads, open space and landscaping subject to evidence and justification. The red line indicates the Hosted site, excluded in the SPD and the privately leased land in the north west of the site.

- To deliver a high quality inclusive and well-designed masterplan that delivers a desirable new residential scheme which also contributes to addressing housing demand in this location;

- The scheme will be developed in accordance with the National Planning Policy Framework, Local Plan policy and in response to Compton Village, to provide an appropriately justified level of housing.
- To ensure that suitable design solution is achieved for development within the AONB which appropriately recognises the Compton Village Design Statement 2005.
- Ensure development addresses flood risk on the site.
- To explore and progress where environmentally, technically and financially viable early on site de-risking works such as demolition, reclamation works, service upgrades and diversions.
- To ensure that any planning consent granted for the site allows the development to be progressed in phases and
- To work with the local community.



Setting development parameters



The outline planning application will establish the basic parameters for future development.

If approved, outline planning permission will be followed by a 'reserved matters' planning application which will look at details such as layout, detailed design and open space.

What is proposed at this stage?

The proposals seek to deliver a varied and high quality development. It will sensitively respond to the Site influences, seeking where possible to preserve and enhance the existing landscape and village character. The proposed planning application site boundary is shown to the left. In summary, the outline planning application will propose within this boundary:

- Development of circa 250 new homes within the proposed developable area (highlighted yellow in the adjacent plan);
- Employment uses associated with the Intervent Site;
- Vehicular access from High Street;
- Protection and retention of the majority of existing trees on the site; and
- The retention of the Cricket Pitch;
- Creation of on-site new publicly accessible open space areas.

Banner 5: Former Pirbright Institute Public Engagement Event



The illustrative masterplan

The plan below illustrates how the future development at the site could look, and Homes England will exert influence to help deliver the highest possible quality of development. Three distinctive character areas (A, B, C) are identified within the Site. The masterplan hopes to develop the identity of each of these and celebrate their unique character.



Area C

In this area we are seeking to maintain the wonderful landscape woodland setting. The proposal is seeking to create an extensive area of open space which will assist with potential flood alleviation along with a 'sentinel green'. The cricket ground is an area of open space which makes a positive contribution to the pattern of open spaces throughout the village. The cricket pitch will be retained and provided for use by the community. The existing vehicle and pedestrian access will be maintained along with a proposed network of pedestrian routes creating new routes through the site and surrounding areas. The proposed new buildings will be set well back from the High Street. The area has the potential to deliver traditional family housing along with modern townhouses.



Area B

The southern boundary of Area B is defined by a mature tree line and hedgerow which includes a former Public Right of Way. The proposal seeks to re-establish this east-west pedestrian route which would be combined with a Central Street. The area has the potential to provide larger traditional family housing. The proposal includes the concentration of employment uses on the site within the western part of Area B. Vehicle access to the employment area will be from Churn Road only.



Area A

In the northern boundary of the Site, we are seeking to retain the existing hedgerow which assists in helping to screen views of the Site from the surrounding AONB and open countryside. Existing large scale buildings and outbuildings in Area A will be removed and replaced with smaller scale houses which will be developed. Proposed buildings will be setback from the northern boundary of the Site to allow additional landscape diversifying planting to be carried out. Vehicle access to this part of the Site would be from the south.



Banner 6: Former Pirbright Institute Public Engagement Event



Next Steps



How do I comment?

We would welcome your views on what you have seen and heard in the exhibition.

Questionnaires are available here today to complete and leave in the box provided

Alternatively post the questionnaire to:
Former Pirbright Institute - Public Engagement Event, AECOM City House, Ridgeway House, Wilkins Street, Marlow, MK14 6LT

Please also feel free to email your views to:
FormerPirbrightinst@homesengland.com

Please return any comments by
Tuesday 4th February 2020





Countryside to the west of the Site boundary

DEVELOPMENT PARAMETERS

08

Parameter Plans

Parameter plans help to define the physical context within which the future development will sit, and provide broad limits which development should adhere to, based around a number of crucial site influences. The following parameter plans will be submitted for approval as part of this application.

1. Planning Application Boundary
2. Land Use
3. Green Infrastructure
4. Movement
5. Building Height and Cross Sections

Planning application boundary

The planning application will seek permission for works within the defined red line boundary.

— Site boundary



Figure 32: Planning application red line boundary

Land Use

The plan identifies the areas proposed for development and their proposed land use. The configuration of these areas has been defined by topographical constraints, flood constraints, and a commitment to maintaining green infrastructure and open space within the Site boundary.

The majority of development parcels (yellow) - B1 to C5, are designated for residential use, with parcel E1 (pink) as employment and parcel A1 (maroon) as a potential future employment land use. The size of the Site will allow for a range of different housing types and tenures to be provided. It is envisioned that the majority of the housing would be family homes with gardens, as per the existing Compton village context. The precise mix of housing type and tenure is not specified in detail at this stage.

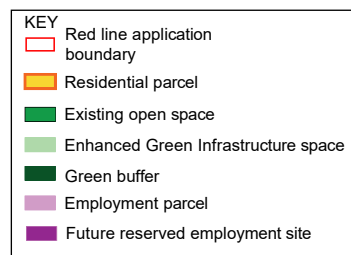


Figure 33: Landuse parameter plan

Green infrastructure

The plan sets out the parameters of proposed, enhanced and retained green infrastructure and open spaces, and indicative locations for potential play facilities. The green infrastructure represented is considered to be the minimum which would be provided; it is envisioned that additional landscaping features and assets would be designed into the housing development parcels at a more detailed stage.

It has been considered important to retain these areas of green infrastructure where possible to ensure screening of the Site and to maintain rural character. This will help to reduce the impact of development on its surrounding context and protect views into or out of the Site. In order to safeguard sensitive views. It is noted that the green infrastructure along the northern edge will play an important role in screening to the AONB. Part of the existing hedgerow in this area (see plan) will need to be removed but it is the intention to replace and enhance this element and see it as part of the overall Biodiversity Net Gain contribution of development. The delivery of local equipped areas for play (LEAPs) and local areas for play (LAPs) will conform to policy requirements and will provide additional facilities for the village, whilst also securing this as a family friendly neighbourhood.

Overall the Proposed Development will provide approximately 7.71 hectares of open space/green infrastructure which accounts for approximately 48.7% of the entirety of the Site.

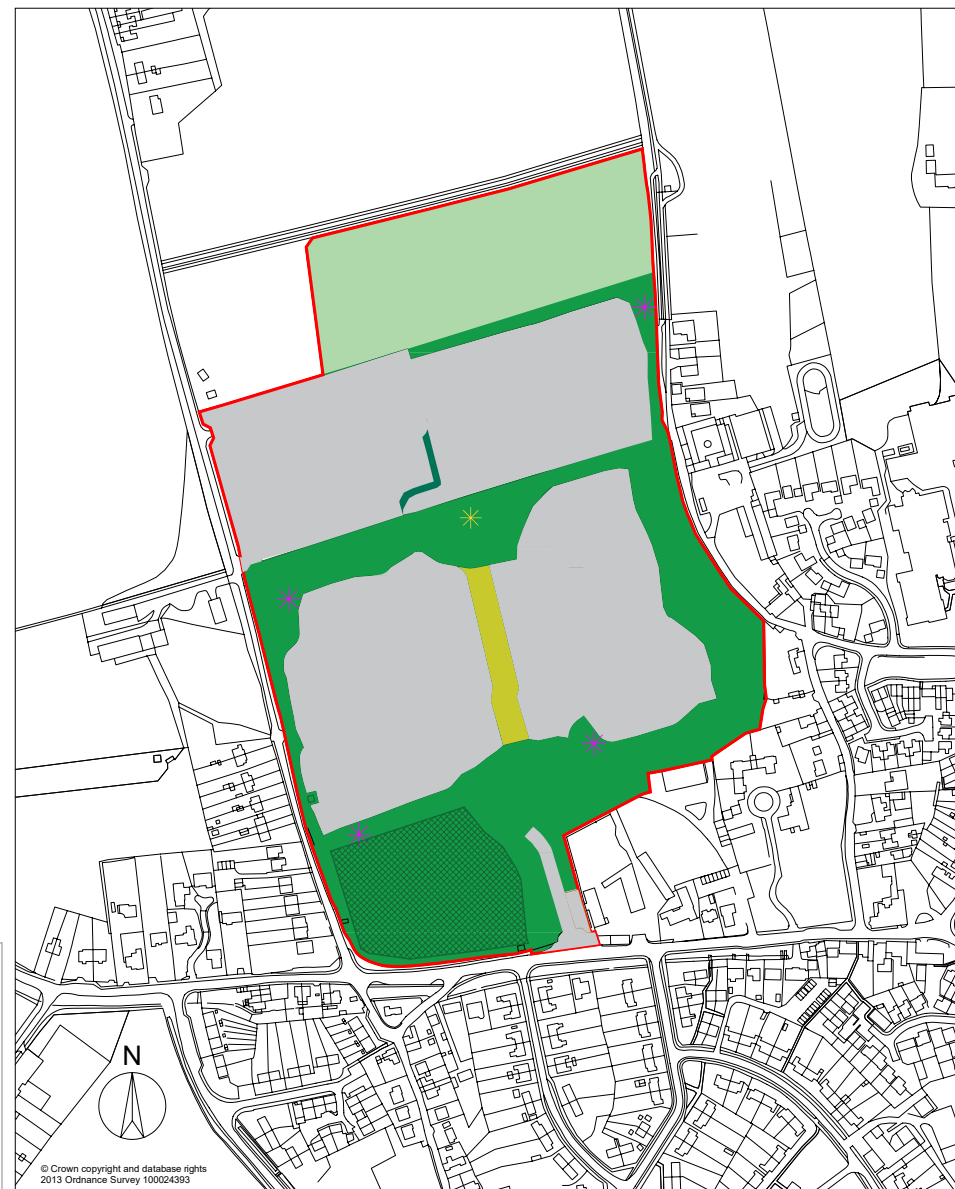


Figure 34: Green infrastructure parameter plan

Movement

The primary distributor road will access the Site from High Street. The proposed route that this will take across the Site has been designed with regard for the various level changes. The existing employment access point off Churn Road will be maintained alongside a proposed emergency access point to the south. Proposed footpaths are shown which will increase permeability throughout the Site and provide additional linkages to the village and the existing PRoW network.

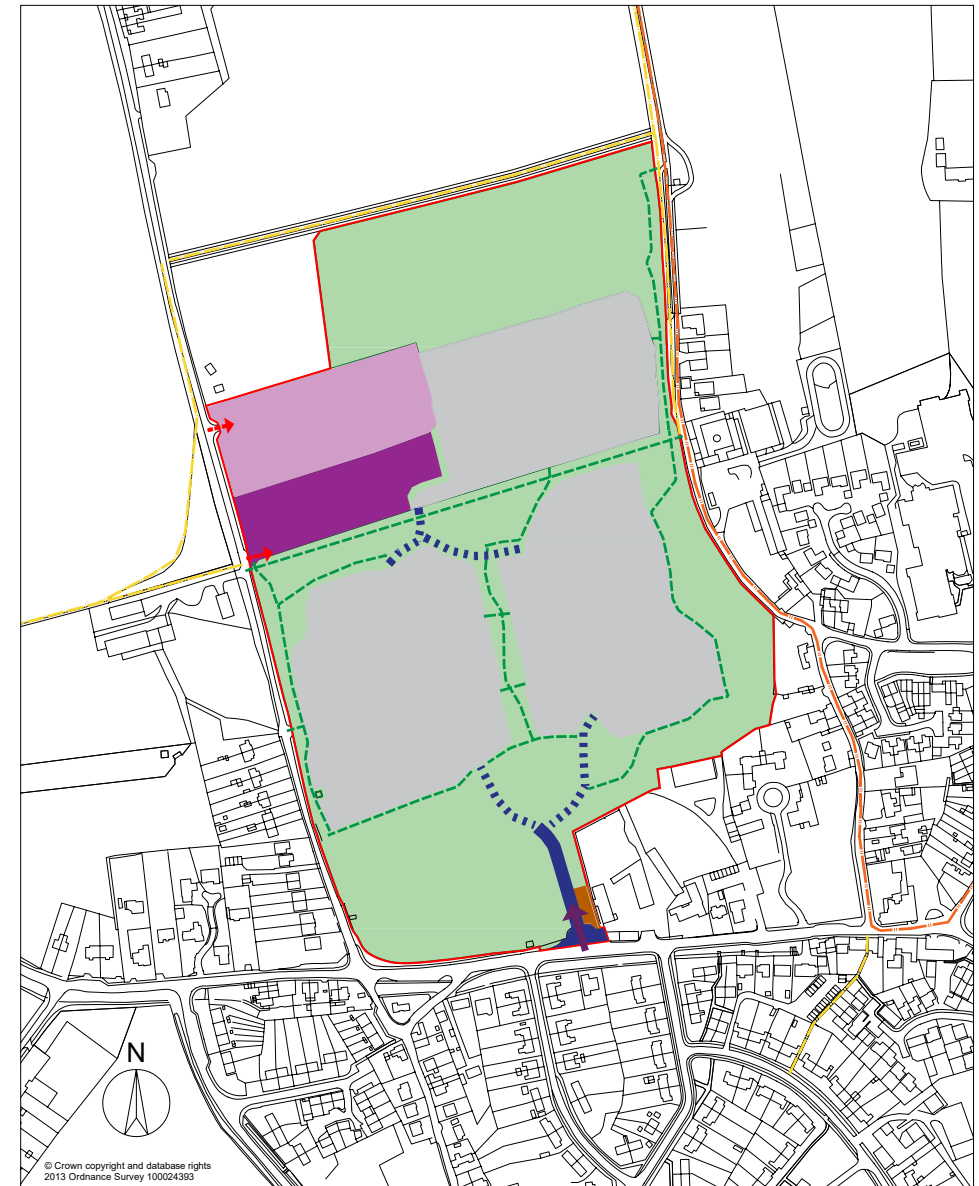
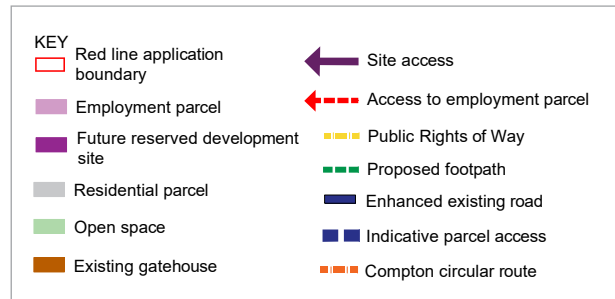


Figure 35: Movement parameter plan

Building Height and Cross Sections

Topography is one of the Site's most defining features. The plan opposite confirms maximum storey heights for the development areas within the Site. This provides definable limits for building heights whilst also retaining flexibility, helping to ensure that the development can respond to local and market needs as it progresses through the detailed design stage.

The approach to building heights has been to focus larger buildings along the central "Green Street" to give definition to this significant corridor. The parameter allows for buildings of up to 2.5 storeys with 3 storeys at the southern tip accounting for the potential to create two feature buildings that will mark the entrance to built development. Parcels to the edge of the development site are envisaged of a smaller scale, up to 2 storeys.

As shown in the Proposed Cross Section's, the scale of proposed residential built form does not generally exceed the scale of the existing buildings currently on Site. It is also notable that the proposed residential buildings are of a finer grain than the existing large-scale buildings.



Figure 36: Building height and cross-section parameter plan

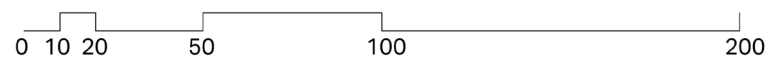
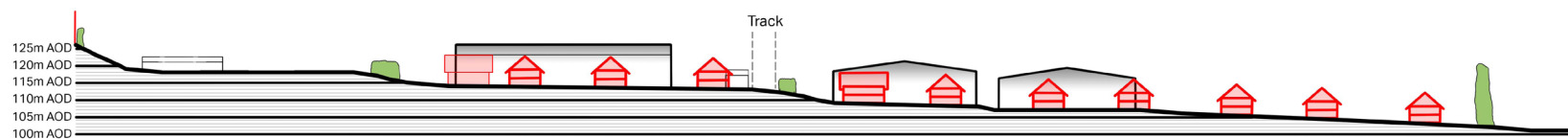
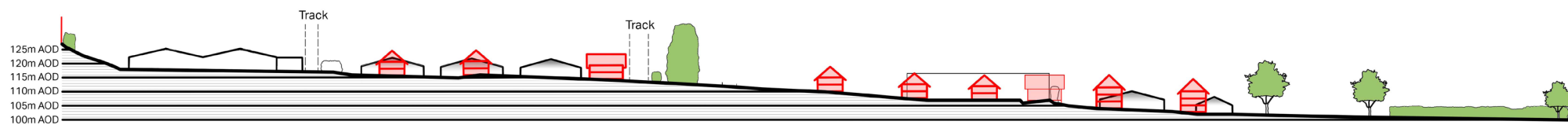
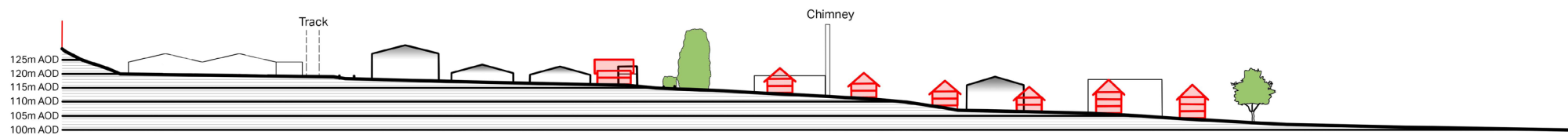
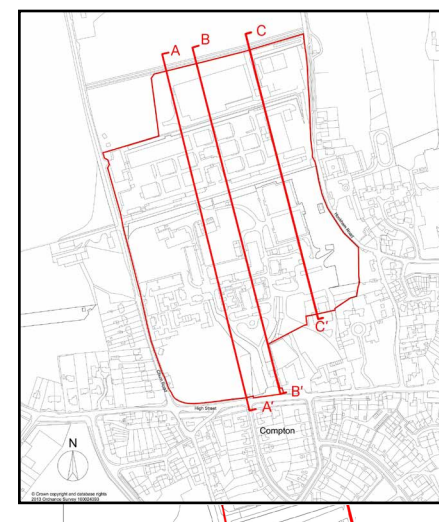


Figure 37: Indicative cross section







DESIGN PRINCIPLES AND PLACEMAKING

09

Compton Conservation Area, views up Hockham Road

Building for a Healthy Life

Homes England recognises the value of good, sustainable placemaking. In order to ensure delivery of a high-quality development which also recognises these values a number of design principals have underpinned the design process.

Building for a Healthy Life (BHL) updates England's widely used design tool to create better places for people and nature. The original 12 point structure and underlying principles within Building for Life 12 are at the heart of BHL. BHL also integrates the Healthy New Towns Programme findings and reflects changes in legislation as well as refinements made to the 12 considerations in response to good practice and user feedback.

A- Integrating into the Neighbourhood

1. Connections
2. Facilities and Services
3. Public Transport
4. Meeting Local Housing Requirements

B- Creating a Place

5. Character
6. Working with the Site and its Context
7. Creating Well Defined Streets and Spaces
8. Easy to Find your Way Around

C- Street and Home

9. Streets for All
10. Car Parking
11. Public and Private Spaces
12. External Storage and Amenity Space

Connections

It is important that the Site is well-embedded into its surrounding context and that it integrates well with the existing village fabric of Compton. Although the Sites internal movement structure is indicative at this stage, it is helpful in demonstrating the key principles which will be adopted at the detail design stage. New development should seek to integrate well within its existing surrounding, and reinforce existing connections in addition to creating new ones. Key principles which have been adopted into this masterplan, and which align to the ambitions of BHL, include:

- Providing a choice of safe, direct and attractive routes which will actively encourage walking and cycling;
- Creating a network of well-defined and legible streets; and
- Creating connections which are attractive, well-lit, direct and easy to navigate.

The street network will be required to respond to the level changes across the Site. This will require a considered approach to street layout, and also provides the opportunity to create a more intriguing movement network.

Given its former occupation, a large portion of the Site has been restricted from pedestrian use, with one of the footpaths previously being blocked from public access (the Cinder Track). There is an opportunity to permeate the Site with increased non-vehicular connections, to open the blocked footpath and to incorporate linkages across the Site boundary. This pedestrian network will help to embed the Site into its context and improve connectivity to the existing village. It will create a more permeable environment for the residents of Compton to enjoy.

Facilities and Services

The open green space located to the south-west corner of the Site is an important community asset, and one which should be retained for future use. The retention of open space is also reflected in the indicative layout, which seeks to protect approximately 7.71 hectares of open space/green infrastructure which accounts for 48.7% of the entirety of the Site. The area on the northern edge of the site is also significant in its contribution to the overall Biodiversity Net Gain contribution of the development. Development of the Site therefore represents an opportunity to unlock open space within the village which is otherwise not accessible.

In addition to public green space, the Proposed Development will include at least 1.75 hectares of employment land (Class B1) associated with the retention of the Intervet building and proposals to provide additional employment immediately to the south of this area.

Public Transport

The essence of good design is to offer modal choice. Compton, by its nature, is a nucleated village; however it does have good vehicle connections to the M4 and A34 corridors. A bus service runs to the south of the Site along High Street, and will continue to serve any new residents of the development.

Meeting Local Housing Requirements

The Proposed Development will help the delivery of up to 185 new dwellings within Compton, at an average density of approx. 29.9 dwellings per hectare (net). It is intended that the density will reflect the varied context currently expressed in the village. Mixed density will avoid homogeneity and also provides an opportunity for development to respond to the varied topography and landscaping of the Site. There is opportunity to develop the Site to reflect the character of Compton more appropriately than its current use. This could be achieved with lower density development to the perimeter of the Site so as to reduce impact on the AONB, and a higher density to the central section of the Site to reflect the existing built form of the village, whilst seeking to retain the areas of open space in the south.

The Site has the potential to accommodate different housing sizes, tenures and typologies. This outline application is policy compliant and includes the provision of 30% affordable housing. Although undefined at this stage, the design and application of these units should be integrated into the layout of the Site with no physical differentiation.



An opportunity to increase the local housing supply

Character

Integral to the design of the Site is the intention to create an attractive place which complements the existing village character, and which raises the environmental quality of the area. Building layout and aesthetics, hard and soft landscaping, highway design and use of materials should all work together within the development to create a cohesive overriding character. It is important that development harnesses the landscaping potential of the Site and also has consideration of the Conservation Area vernacular

The character of Compton was discussed in detail in **Section 4** (Character Appreciation). This has been used to inform the design of the Site to help ensure that new development complements its existing context and the identity of the surrounding area. Open space in particular is an integral aspect of the village. In response to this key characteristic, over 48.7% of the Site area is proposed as open space. It is also proposed that the overall density of the development is sympathetic to the surrounding built units and remains in line with Local Planning Policy at approximately 29.9 dwellings per hectare.

The retention of green infrastructure and the limits of the topography across the Site have established three development areas. These areas lend themselves to the adoption of individual characterisation which respond to their unique settings and contexts. Recognising the nuances of these areas will allow for a more considered design approach which can embed well into the Compton context and tie more effectively into the surrounding village layout and structure. The existing development platforms provided by the existing Site will be retained.

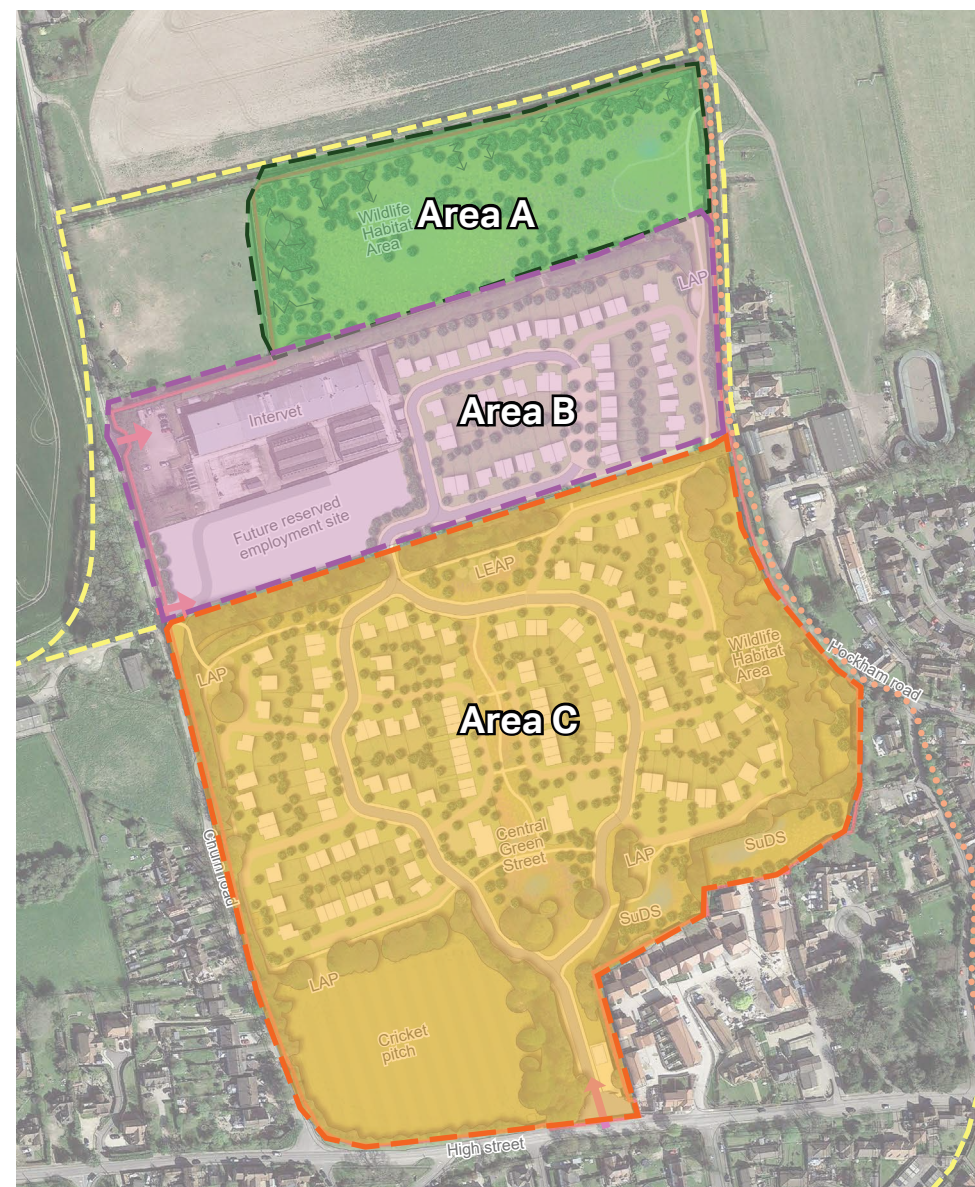


Figure 38: Identified development areas

Example area of Character Area A

Area A will be retained as enhanced open space with the majority given over to a protected habitat area (western two thirds approximately) with public access restricted. The rest of area A is envisaged as a naturalised public open space that will incorporate native species, enhanced screening to the wider countryside and access to the existing PRow network. Overall this area will make a significant contribution to Biodiversity Net Gain enhancement of the development.



The majority of Area A will be a wildlife habitat

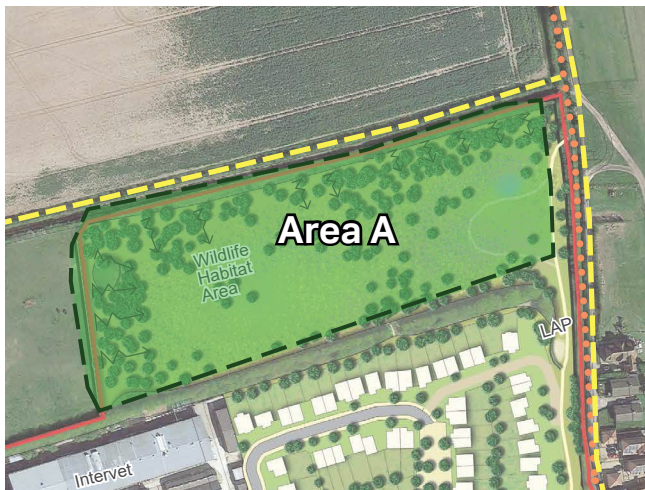
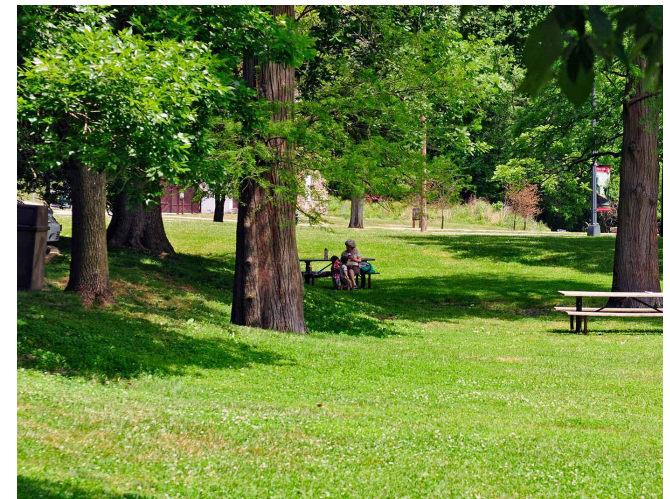


Figure 39: Character Area A



Natural play will be encouraged in Area A



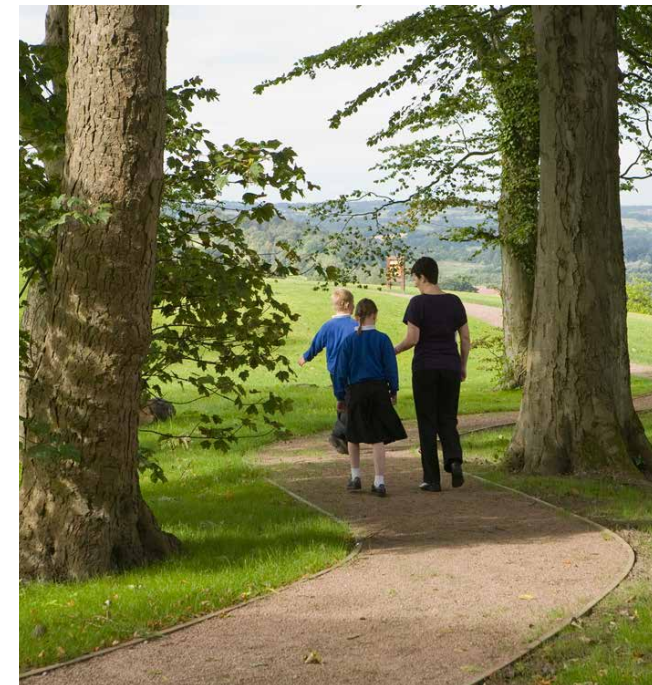
Natural recreational spaces in Area A

Example area of Character Area B

Proposals for Character Area B include the creation of informally arranged streets and lanes in a space which will form an attractive northern edge to the Site. Recognising its position on the Site and settlement edge, buildings will be sensitively located around a loose structure to create a countryside character. This area is currently well screened with mature vegetation, and this screening will remain to create a sense of seclusion and rurality.



A informal street arrangement, with access to green space.



The woodland walk will provide recreational opportunities.



Access to nature will be retained.



Figure 40: Character Area B

Example area of Character Area C

There is an opportunity to create a campus inspired character area which combines a wooded avenue entrance and semi-formal arranged streets. Traditional family housing which draws upon the existing character of Compton is encouraged, with buildings located semi-regularly to create a suburban character.

Green space will permeate this area and ensure the existing relationship of the village to local open space is retained. The Cricket Pitch will socialise the space along High Street, and bring back into use an important community asset. Vegetation will screen the character area to the east to ensure a complementary relationship to the boundary of the Conservation Area.



Figure 41: Character Area C



Traditional family housing of a high quality.



An attractive residential streetscape.

The two areas of development offer an opportunity to diversify the character within the Site whilst remaining complementary to the surrounding village vernacular. Separating the platforms will help to prevent the delivery of homogenous development across the Site and instead encourage variety which represents more organic growth. Each character area will lend itself to a certain house typology and will help to increase variety within Compton.

From AECOM's initial appraisal it is unlikely that the Compton Conservation Area will be undermined as there is an intervening recent development between the application site and the conservation area and the building heights proposed as part of the scheme are not considered excessive.

Area C presents the opportunity to create two distinct character zones - a central space focused around a proposed "Green Street" concept and a looser perimeter area where new housing will be integrated with the retained landscape perimeter.

The central spine offers the opportunity for more formal street definition through the introduction of short runs of terraces and feature buildings that both announce and celebrate a significant visual feature. To the east and west of the spine, it is envisaged that the layout will be less formal, reflecting the immediate context and character of established residential areas.

Working with the Site and its Context

Topography and drainage

The layout and scale of the development has been greatly influenced by the local topography, existing green infrastructure, and the Sites position in relation to the surrounding landscape.

The Proposed Development has sought to respond to the level changes across the Site, with the movement network addressing the contours and proposed retention and enhancement of trees across the ridgelines.

The Site has pre-existing platforms for development which has helped eliminate the need for substantive cut and fill. Retaining these platforms will help to preserve the existing character and form of the area. There is also potential to utilise the sloping nature of the Site to develop views across Compton village and to the surrounding landscape.

The undulating nature of the Site also lends itself to an effective Sustainable Drainage System (SuDS) in the form of swales, attenuation ponds or multi-functional green infrastructure. SuDS can be used to manage surface water run-off and drainage in a sustainable, ecologically beneficial way, whilst increasing the presence of landscaping across an area.

It will be especially important to incorporate these passive drainage systems across the Site given the proximity to Flood Zone 3, which cuts across the southern border. An indicative SuDS plan has been developed and detailed within the accompanying Flood Risk Assessment. Although only illustrative, this helps identify how SuDS could be used to successfully manage surface water run-off.

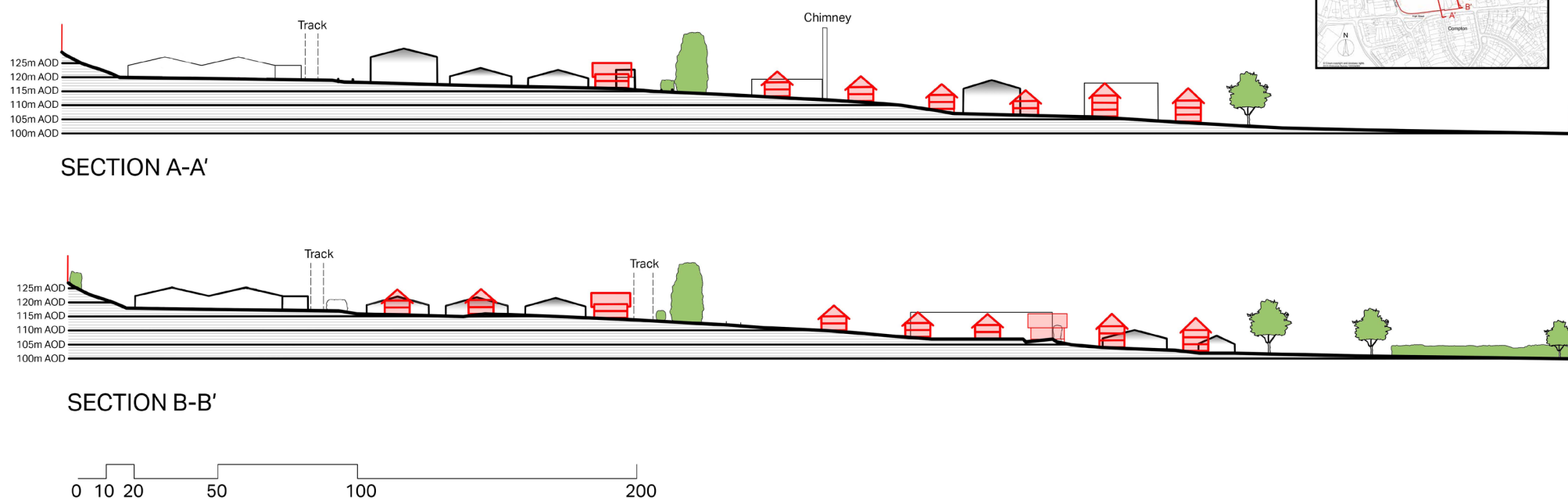


Figure 42: Illustrative cross section showing how the development responds to local topography

Landscape

Development of the Site should seek to strengthen the rural character of Compton. It should seek to retain or enhance the landscaped edges to the north and the east of the Site boundary and maintain a sensitive countryside frontage, which respects its position affronting the AONB landscape. Landscaping should be used to contribute to the scenic quality of the village and surrounding area.

Vegetation and Ecology

The scale of established green infrastructure presents an opportunity to enhance biodiversity whilst contributing to increased landscaping. The Proposed Development will, wherever possible, protect and enhance good quality mature trees and hedgerows, and to create a well-connected ecological corridor for wildlife. These should connect with the wider landscape where possible.

As noted previously, the northern most area of the site will provide an enhanced open space/habitat and Biodiversity Net Gain benefit for the development. Other measures to deliver ecological enhancement could include the provision of bat and bird boxes, the planting of native plant species and the management of non-native plant species.



New habitat creation and enhancement



Example of drainage solutions



Opportunity for multi-functional landscaping



Designing in SuDS

Creating well-defined streets and spaces

As recommended within BHL, streets are defined by buildings, rather than the street network. As such, buildings should be orientated so as to reduce blank facades facing onto the street and should adopt variety to add interest to the streetscape. Focal buildings and green space features (such as the Green Street) should be adopted to enhanced designated vistas and create attractive short views within the Site. The development of units up to 3 storeys on the southern tip of the Green Street will help to provide a gateway into the Site. A general mixture of formal and informal layout arrangements is encouraged and will contribute to a varied streetscape.

Landscaped boundary treatments and green infrastructure will help to settle the development into its existing context. Buffers located along the Site boundary and between the character areas can help to blur the development edges. A mixture of boundary treatments is encouraged to reflect the diversity currently apparent in Compton, but should complement the rural nature of the village.

Easy to find your way around

The Site is a significant size, and efforts should be made to ensure that it can be enjoyed by all members of the community. Safe and well-connected pedestrian routes throughout the site will help to improve accessibility across the area. The intention is to create a strategic, central public realm with good legibility which will attract people to the heart of the Site, from which the development parcels will provide variety and spatial experiences. This central axis will help to confirm pedestrian priority, and will become a focal point for activities and social interaction.

Streets for all

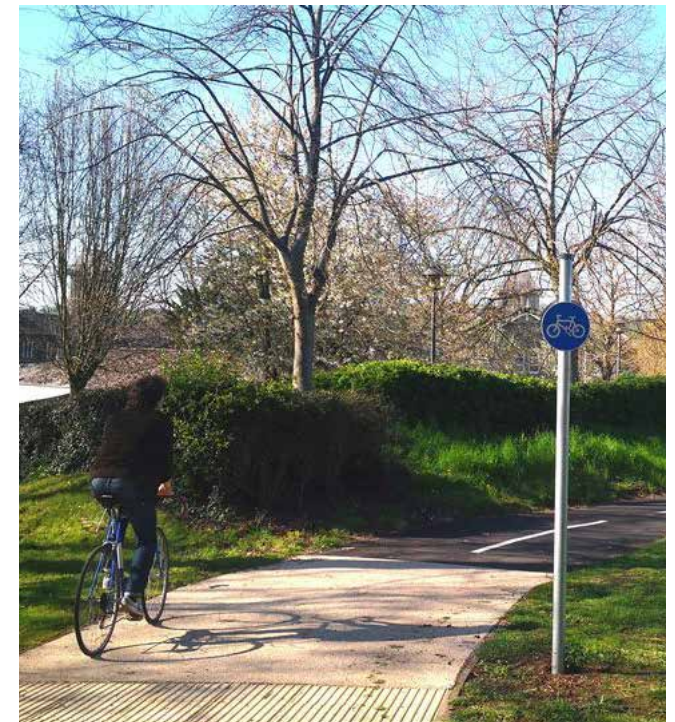
The primary vehicle access to the Site will be achieved from the south, off the High Street. A 20mph design speed is encouraged as the maximum speed limit across the Site, which is considered to be compatible with greater levels of pedestrian activity. The location and orientation of the internal road network has been designed to respect the landform contours line and, where possible, to minimize the requirement for earthwork formation.



Precedents for inclusive streets, with positive building orientation



Clear wayfinding for all helps to improve legibility



Permeability achieved through increased pedestrian and cycle routes

Parking

It is anticipated that a range of parking solutions will be delivered on Site depending on the typology of units. Although important in function, it is equally vital that parking does not dominate the streetscape, as this can considerably undermine the attractiveness of a place. Parking solutions could include

- **On plot parking** – In order to create interest through the use of varied building lines, the location of on-plot parking should vary, offering a mixture of garages and driveways positioned both to the side (behind the building line) and in front of properties. Where parking is positioned to the front of properties, front gardens should be of sufficient size to accommodate boundary treatments and landscaping to reduce the visual impact of the car.
- **Off plot parking** - The use of parking courts should be limited, however if required they should be small, overlooked by surrounding development and utilise high quality materials and landscaping.
- **On street parking** – Providing elements of on-street parking throughout the development can help to create a vibrant street whilst also providing additional capacity for visitors when required. In order to reduce vehicle domination, the provision of on-street parking should be integrated into the design of the street itself. This could be achieved through the creation of intermittent paved parallel parking bays interspersed with trees and planting.

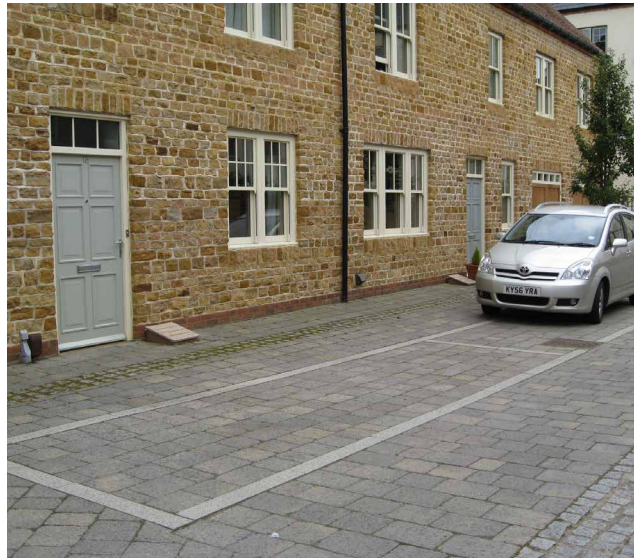
It is important to ensure that sufficient, good quality cycle parking is provided to meet the needs of residents and visitors. Cycle parking should be conveniently located, secure and overlooked by neighbouring properties in order to encourage travel by cycling.



Example on-street parking with landscaping elements



Breaking the monotony of the streetscape through landscaping



Precedent image for effective parking solutions



Precedent on-street parking

Public and Private Spaces

It is important to demarcate private spaces from public spaces for both residential privacy and maintenance purposes. Private spaces will be clearly indicated through attractive boundary treatments. Where possible, these boundaries will adopt soft landscaping, which brings biodiversity benefits as well as contributing to the streetscape.

Equipped areas for play are encouraged across the Site as platforms for social interaction. These areas should be integrated into the development with appropriate landscaping and boundary treatments. Given the character of the village the use of natural materials is encouraged within these equipped areas.

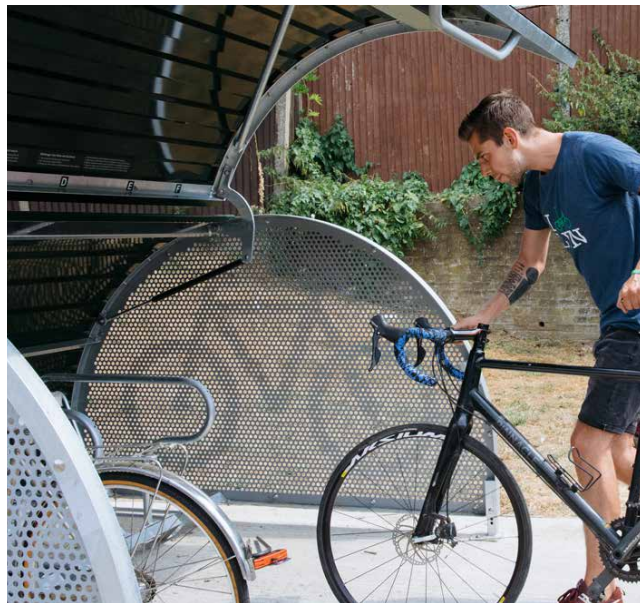
External Storage and Amenity Space

It is important to ensure that sufficient, good quality cycle parking is provided to meet the needs of residents and visitors. Residential cycle parking will be encouraged within the development in order to encourage active modes of transport. It should be conveniently located, secure and overlooked by neighbouring properties in order to encourage travel by cycle use.

Any refuse storage should be sensitively designed so as not to detract from the streetscape, and should be considered within the plot design of units. Domestic refuse storage should be provided on plot, either to the rear or the side of properties.

The movement and removal of waste from a Site is important in maintaining environmental health. The road layout needs to support this movement, and ensure there is adequate room and access for waste collection vehicles.

Waste collection vehicles are expected to be able to access and egress all Primary, Secondary and Tertiary Routes across the Site, with turning heads accommodating this movement. Car parking should also respond to the servicing spatial requirements, and be careful not block or hinder such vehicle movements. Swept path and other detailed movement and highways matters will be addressed through subsequent reserved matters applications.



Potential cycle storage solution



Cycle storage example



External refuse storage example





Existing buildings within the Site

CONCLUSION

10

Conclusion

This This DAS forms part of addendum material accompanying the submission of a hybrid planning application which seeks permission for the redevelopment of the Former Pirbright Institute Site in Compton, West Berkshire, including;

1) "Outline planning permission (all matters reserved with the exception of access), for development comprising of up to 185 residential units (Class C3), the provision of landscaping, construction of access and street lighting, car and cycle parking, other associated infrastructure, sustainable drainage systems, engineering works and mitigation measures including the construction of internal roads. The proposal includes at least 1.75 hectares of employment land (Class B1) associated with the retention of the Intervet building and a playing field (Class D2) associated with the retention of the existing Cricket Pitch.

This report sets out a clear vision for the Proposed Development, and guidance as to how an attractive, Green Infrastructure led, high-quality development can be delivered on Site. The masterplan has been developed and evolved to respond to feedback from engagement with WBC officers and consultees, and will provide up to 185 residential units alongside a substantial amount of Green Infrastructure (48.7% of the site area) that will generate a substantial Biodiversity Net Gain and contribute to local need. It has been progressed with the intention of delivering good quality housing and employment space aligned with policy requirements.

This DAS has established the parameters for the Proposed Development to work within, including the preferred land uses, movement network, building height and retention and enhancement of green infrastructure and habitat for development to adhere to. The proposals also take into account pre-application discussions and technical information on Site influences such as topography, drainage, flood risk, transportation, landscaping and vegetation. It has been developed in parallel with an associated Design Guide that provides further appreciation of Compton and the wider West Berkshire architectural character.

Homes England will use the Design and Access Statement and associated Design Guide to inform a development partner brief and this will be used to control the quality of development beyond the OPA. Homes England will maintain control of the Site and will select an appropriate development partner with the expertise to deliver this high-profile scheme.



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