



# Issues Paper

---

**Compton Neighbourhood Plan Evidence Document**

**February 2020**

# Table of Contents

- 1. Introduction ..... 2
- 2. Methodology..... 2
- 3. Policy Context Overview ..... 3
- 4. Local Context and Issues ..... 6
  - 4.1. Population, Housing and Development ..... 6
  - 4.2. Business and Employment ..... 10
  - 4.3. Communities, Education and Facilities ..... 12
  - 4.4. Environment and Greenspace..... 21
  - 4.5. Roads and Transport ..... 25
- 5. From objectives to policy responses..... 29
  
- Appendix 1: CCB Report on Housing Need ..... 32
- Appendix 2: Compton Demographics (with housing development of 140 dwellings ..... 33

# 1. Introduction

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

# 2. Methodology

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

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

### 3. Policy Context Overview

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

#### **National Policy**

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

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

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

### **Local Policy**

#### ***West Berkshire Core Strategy (WBCS)***

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

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

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

#### ***Housing Site Allocations DPD (2006-2026)***

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

3.11. The formal allocation by the HSADPD followed examination with the Inspector concluding in their report<sup>1</sup> the following matters:

- It is essential that any development respects the location of the site within the AONB and is compatible with the character and appearance in the village (para 97).
- The significant areas required for landscape buffers are justified in order to ensure that, in particular, the visual consequences of the development on the AONB would be acceptable (para 97).
- There is a risk that the provision of any such significant number of new dwellings (in addition to those under HSA23) in a relatively small settlement could have detrimental consequences, not only on the character of the village but also on the community itself (para 98).
- The implementation of a scheme would be viable in accordance with Policy HSA23 (para 99).
- Any change in circumstances could be assessed and considered as part of the NDP process (para 101).

3.12. In summary, Policy HSA23 in combination with relevant sections of the SPD, provides the starting point upon which any future planning application must be prepared and determined. It is essential that any development respects the location of the site within the AONB and is compatible with other densities in the village. Significant areas required for landscape buffers are justified in order to ensure that, in particular, the visual consequences of the development on the AONB would be acceptable. The amount and extent of development envisaged by Policy HSA23 has been tested by the HSADPD Inspector and was considered viable and sound.

3.13. The allocation, which will represent a significant level of change to the Parish, is of high concern among the community; offering a number of opportunities and threats. These will be discussed throughout this scoping report where relevant, and the NDP will seek to provide policy responses that add to guidelines set out in Policy HSA23. Any change in circumstances from that set out in the Policy can be assessed and considered as part of the NDP process.

---

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

## 4. Local Context and Issues

### 4.1. Population, Housing and Development

#### *Parish overview*

- 4.1.1. The Parish covers<sup>2</sup> an area of just over 1,500 hectares, and has a population of 1,571 persons living in 624 dwellings<sup>3</sup>. The population has remained fairly stable over recent years, increasing at a slower rate than the average population rise across West Berkshire.
- 4.1.2. The population structure is skewed towards the younger and working age groups, with the largest age group of the population being between 30 and 60 years. Approximately 23% are under 16 years, higher than the UK average of 19%, and 11% over 65 years, which is significantly lower than the UK average of 18.2%.
- 4.1.3. Compton is characterized by healthy levels of economic activity and low unemployment. Almost  $\frac{3}{4}$  of the population who are aged 16-74 years are in employment, higher than the average in West Berkshire. The majority of those in employment are employed in managerial, professional or technical occupations and travel outside the village to work.
- 4.1.4. Most existing dwellings in the Parish are owner-occupied detached or semi-detached, comprising 36% and 40% respectively of the total stock of housing. Flats, maisonettes and apartments make up less than 10%. 20% of the housing stock in Compton is social housing, compared with 18.2% in England.

#### *Housing Development*

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

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

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

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

<sup>2</sup> The Designated Compton Neighbourhood Area

<sup>3</sup> 2011 Census data

- 4.1.7. It is anticipated that this number of dwellings will represent a considerable change in the size and balance of Compton, introducing approximately 340 additional inhabitants<sup>4</sup> and a population increase of 20%.
- 4.1.8. It is recognised in the Local Plan that development of the site “*could potentially provide a greater level of growth than that normally expected in a service village, which will have implications for the distribution of development*” however at point of adopting the CS, clarity on delivery and appropriate scale was not known.
- 4.1.9. CS Policy 6 requires 30% of affordable housing on previously developed land and Policy HSA23(ii) requires a local lettings policy to be explored for the site. The NDP vision is to provide a range of owned and rented housing of different types, in a sustainable mixed setting of energy efficient quality homes, recreational facilities, green spaces and work places, to suit and be affordable to each demographic, as defined by age and circumstances, and sympathetically designed to integrate with and protect the rural character of the village.
- 4.1.10. The 12 affordable dwellings for local people, recommended in the CCB Housing Needs Report (Nov 16) should therefore be brought forward as part of the redevelopment of the Pirbright site, bringing forward a range of homes to meet needs of the locals at the earliest opportunity.
- 4.1.11. Consequently, there is no requirement for the NDP to allocate further land within the Parish for housing however, this should not preclude other brown field nor infill site applications within the settlement boundaries coming forward in the future.

### ***Built Environment***

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

---

<sup>4</sup> Based on 2.4 persons per dwelling.



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

### ***The Historic Environment***

4.1.16. The Parish of Compton was settled at a very early date, with evidence of Stone Age, Bronze Age and Iron Age occupation around the hillfort of Perborough Castle. The inhabitants farmed the surrounding area quite intensively and a large number of field systems have been examined on nearby Cow Down<sup>5</sup>. The farming community continued into the Roman times, with sites rich in Roman discoveries in the Pang Valley and the Downs.

4.1.17. In the 6<sup>th</sup> Century, Saxons settled into the village, which then became known as Compton. It was in the Medieval times when Compton was divided into two estates which are still evident in the present day – West Compton (the main existing village) and East Compton (Surrounding the church).

4.1.18. Compton Conservation Area was designated in 1984 and extends north from the High Street, wrapping around Cheap Street and Horn Street. There are a number of buildings in this historic core of the village that are Grade II listed including The Manor House on the High Street, Compton House and Yew Tree House. There is one Grade II\* listed building in the Parish, this is the Church of St Mary and St Nicholas to the east of the village.

### ***Village Design***

4.1.19. The National Planning Policy Framework (paragraph 125, 2018) puts Neighbourhood Planning at the heart of the drive for quality development. It States:

*‘Design Policies should be developed with local communities so that they reflect local aspirations and are grounded in an understanding and evaluation of each areas defining characteristics. Neighbourhood Plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development’*

4.1.20. Good design is a multi-faceted concept that goes beyond the architectural style of buildings, and includes amongst other factors, consideration being given to open Space and the spaces between buildings.

4.1.21. We seek to ensure that all new building design is in line with the Compton Village Design Statement (Oct 05), ensuring that it is sympathetic to and integrates with existing buildings and protect the rural character of the village. Quality homes should be delivered that are secure, energy efficient, digitally advanced, environmentally sensitive, work for every age group and cause the minimum intrusion upon the surrounding natural landscape of the ANOB in which our village sits. We will endeavour to influence Homes England to select innovative developers that fully adhere to “Building for Life” guidelines.

4.1.22. The Pirbright site, being discreet, offers an ideal opportunity to build a state-of-the-art development, using the latest eco building materials, energy efficiency measures, emission

---

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

controls and central power/heat sources such as ground source heat pumps. Such a development will play its part in transitioning to a low-carbon future in response to Central and Local Government targets. WBDC declared a Climate Emergency in July 19.

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

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

### **Key issues and opportunities**

- Over ¾ of respondents to the village NDP survey said their current property will not meet future needs.
- 34% said their next move within the village would be to bigger properties (3 – 5 bedrooms) while 28% would be looking to downsize.
- 15% said that their future needs would best be suited by “retirement housing” or “warden assisted retirement housing”
- The housing needs assessment identified a requirement for a minimum of 12 affordable properties for local people, and these could all be provided in the Pirbright site development.
- A question in the village NDP Survey asked how many houses (in addition to the planned 140 homes on the Pirbright site) could sustainably be built within Compton over the next 15 years? A total of 191 of 414 returns stated 1-25 homes and 61 of 414 stated 26-50 homes.
- 45% of respondents said that outside of the Pirbright site additional homes should be in small developments – 9 or fewer dwellings
- Modern development pressure will increase the risk of harm to the setting of the conservation area and listed buildings
- There is a general threat of unsympathetic and non-traditional new buildings which may lead to the decay and loss to historic and built environment.
- Due to Compton’s rural location, its restricted local employment opportunities and its limited bus services, there is a heavy reliance on cars (see Section 4.5 below) in the village. Consequently, car ownership often exceeds WBDC’s recommended parking spaces per new build homes.
- Pirbright pre-application planning communications between HE and WBDC have been ongoing since 2017. NDP Steering Committee members have been allowed to walk round the site during 2018/19 but access to buildings has been denied. Until an event held on 21 Jan 20, there has been no consultation with the wider community. HE has not invited the Compton Community to join them in preparing a “Statement of Community Involvement”

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

## 4.2. Business and Employment

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

### *Farming Background*

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

### *The Ironworks*

- 4.2.3. In the 1800s, to facilitate the growing use of iron farm machinery, Bakers and Sons Foundry was developed. It grew into a substantial business, aided by the development of the railway links to Compton. At its height it employed 90 people with a large percentage of the village working (or working alongside their farming businesses) at the site producing all manner of goods from horseshoes to farm equipment to street cleaning machines.
- 4.2.4. In the 1920s the company began to experience financial difficulties, eventually leading to its closure after the war. Following this, various businesses used the site up until the foundry's demolition, with some of the site used for house building (now White Walls Close). The rest of the site has been repurposed and is now the UK HQ of Baxters Healthcare.

### ***The Pirbright Institute***

- 4.2.5. In 1937, landowners Alfred Barclay sold the Manor Farm Estate of 1500 acres to the Agricultural Research Council (ARC). Compton was chosen as a site for an ARC Field Station because Barclay had already been working alongside the ARC on some small-scale research project. The ARC later bought a further 500 acres between Compton and Ilsley. Renamed the Institute for Research on Animal Diseases, the organisation had a huge impact on village life, building over 100 houses for staff and villagers were reported to welcome the employment opportunities. In 1975 there was 350 staff, easily the major employer in the village. Numbers that were roughly maintained until 1993. The company was renamed the Institute for Animal Health and continued to add and improve its services. In 1993 Compton produced one of the first breakthroughs in the understanding of BSE. The site's last major addition was the Edward Jenner Institute for Vaccine Research. In 1987, the operation was renamed the Pirbright Institute. The facility at Compton closed down in 2015, all of the company's operations moving to the Surrey base at Pirbright.
- 4.2.6. The company's influence in the village was significant with many families associated with employment on the Pirbright site. Some have remained in Compton, with a number commuting to the site in Surrey, while others have continued to live in Compton but have found scientific roles elsewhere. The 2011 census data shows that 14.1% (the highest percentage) of the population is employed in the scientific and technical sector. This is further supported by the NDP Survey 'Where Do You Work' conducted in July 2019, where the scientific and technical sectors were again the most popular. A very high percentage of Compton's inhabitants work in the science industry as Compton is a short distance south of 'Science Vale UK', which is a significant area of economic growth that is well on the way to becoming a global hotspot for enterprise and innovation. Spread across both South Oxfordshire and Vale of White Horse District Councils' areas, it is home to a significant proportion of the region's scientific, research and development, and high technology businesses. The region is gaining an international reputation as a first-choice business location for companies wanting to make their mark in business and research. Science Vale UK has two enterprise zones and new businesses relocating to these areas can benefit from business rates discounts, superfast broadband and simplified planning.
- 4.2.7. Further significant-sized businesses have moved to Compton, most of them with scientific backgrounds, such as Ridgeway Pharmaceuticals, Carbosynth, the companies attracted by the facilities in the village and the good transport links. Carbosynth, a growing company who has recently merged with another German company, has two locations in the village and is keen to remain here. They have already expanded from their original site to include the former Raceform building on the High Street. As a key local employer, it is of upmost importance to retain them in the village. At present around 10 per cent of its 90-strong work force are Compton residents – at all levels from manual workers to board level.
- 4.2.8. A Business Survey has been conducted in support of the NDP. The Survey revealed established companies ranging from local downland to international businesses based in Compton, with single homeworkers to companies employing more than 50 members of staff. While the Survey revealed general satisfaction towards companies being located in Compton, the Survey indicates challenges associated in attracting staff and moving to the

village. The Survey revealed high support for more business development in Compton. Carbosynth would be interested in some shared business space for meetings and a business hub, possibly also sports and showering facilities. This view was echoed by all sizes of businesses in the village, including the growing band of full-time and part-time homeworkers, single person companies as well as the larger organisations based in the village. The shop and Post Office and the Foinavon are important facilities to retain in the village for local businesses. Improved broadband was similarly another service requiring improvement.

### Key issues and opportunities

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

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

## 4.3. Communities, Education and Facilities

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

- Schools – The village accommodates successful primary and secondary schools. In addition, there is an active and well-supported pre-school facility at the village hall. The Downs School is one of the principal secondary schools serving West Berkshire.
- Community Facilities – The physical facilities associated with community activities tend to be in different ‘clusters. From East to West these are
  - The Church,
  - The Recreation Ground, Village Hall and Wilkins Centre,
  - The ‘High Street’ Village Shop, Foinavon Pub, Hairdressers and Surgery
  - The Downs Leisure Complex
  - The Scout Hut and associated land.

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

### ***Rights of Way and recreational walks***

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

### ***Schools***

- 4.3.8. An essential aspect of the community are the two Schools – Primary and Secondary. Although a key part of the fabric of the village, they are directed and managed by independent parties, with separate links to Government. Hence the NDP role is to understand what aspects of these may affect other aspects of village life and to raise awareness and align where possible.

4.3.9. The two schools have an excellent reputation and are often cited as a key reason for growing families moving to or remaining in Compton. Both schools are currently at capacity, with the primary school serving the village and surrounding area, and the secondary school again serving the village, but with a much broader catchment area almost to Newbury in the South, and Blewbury in the North. Indeed, this factor also reinforces the demographic calculation in Appendix 2. Consultation with the Head of Compton's Primary and Secondary Schools has revealed the following needs and issues. Some of these are school-specific but many have, either currently or potentially, a crossover with needs identified for the overall community.

#### School Occupancy

4.3.10. The potential step increase in children (0-16 years) and young adults (16-18) outlined in Appendix 2 needs to be agreed and factored into official demographic forecasts for school planning purposes. This is seen by residents as a critical issue given that the schools are predominantly currently full to capacity and it is highly likely that any new housing will be family-orientated.

4.3.11. The effect of such increases is likely to have major impact on the primary school. Although we understand that the order of housing increase is not sufficient to warrant a new primary school, there is little in the way of additional space in current classrooms or land for new buildings/activities/classrooms in the current primary school to cater for this type of potential increase. This impact is a direct correlation as all local children of the appropriate age groups are expected to attend the primary school.

4.3.12. Regarding the secondary school, there is slightly more flexibility. Overall school numbers are set at a total of 1,260, but each year's intake, as well as catering for children from the specific catchment area and Compton village, also has a discretionary number of places for children from surrounding areas. Thus, new children arriving in the village would have some benefit of entry, although perhaps only fully in the 'new intake' year. Established classes of higher age groups would again be more challenged to accommodate new intakes of any significant number part-way through their education.

#### Traffic and Parking

4.3.13. This is an issue for both schools which also impacts other aspects of the NDP report. Regarding the Primary School, there is no drop-off parking other than on-road, which causes significant congestion at certain times of day. Parents are encouraged to walk their children to school. The NDP should be cognisant of this, particularly with new housing being built at the other side of the village, and promote adequate pavements, walkways and cycle tracks to encourage parents not to use cars.

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

### Sporting Facilities

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

### Other Student Issues

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

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

### ***Surgery***

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

4.3.19. The preferred Downland Practice strategy is to develop and improve the Compton surgery as part of a broader Primary Care Network initiative. However, to do this, the Practice would require new land and funds to achieve its aim, to relocate the surgery from its existing site. Part funding may come from the use of the current site for development, and the NDP team are supportive of this approach. The ultimate outcome of this is unknown at present, but a collaborative funding and construction approach between the surgery and any funding requirement for community facilities could be in the interests of all parties. However, at this point in time, the best solution for the surgery is unknown and rests partly on discussions above, alongside the strategic objectives of the surgery partners.

### ***Compton’s need for Community and Education Facilities***

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



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

### **Summary of Findings**

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

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

<b>Organisation/Activity</b>	<b>Target Age</b>	<b>Identified Need</b>	<b>Evidenced by</b>
Pre-School	0-3	R	Current space and state of repair (internal & external) are already an issue which will be exacerbated by additional family housing.
Football	All	R	Clear need to improve Football Pavilion and changing.
Activities – Recreational – Young People	0-18	R	Recreational facilities for young people identified as a key issue, which will grow with population increase.
Youth Groups (Scouts, Cubs, Brownies etc)	5-18	O	Popular activity so the need will increase to R, if there is a quick population increase.
Activities & Interest Groups (Autumn Group, WI etc)	Adult	O	Near capacity usage of current facilities. Storage capacity limited, particularly for

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

Key

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

### Key issues and opportunities

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

4.3.31. To fully address the needs identified in Table 1, and the issue of the age of current buildings, the NDP process is highly supportive of a solution which offers a completely new Community Hub. This would comprise adequate sports, drama/theatre and community meeting spaces, with catering facilities and perhaps even combined with a new, improved Doctors' Surgery and pharmacy, Business Hot-Desking, Pre-School, Café, information, recycling and environmental centre along with adequate parking. We believe that this would be an excellent short and long-term investment for the community, offering good

space for current activities, effectively a 'village centre' and promoting new activities in the village and providing for sustainable growth for the village for the foreseeable future.

- 4.3.32. If this was located close to the current entrance to the Pirbright site, it could also provide much needed village parking, linked to the cricket pitch and to pathways up onto the Ridgeway for walkers to access the Downs. It would also easily link in with the current commercial area of the shop, Foinavon pub and hairdresser. An added advantage is that it would free up the existing current buildings next to the recreational ground to be used to increase the size of the preschool and to develop the football facilities the village urgently requires to meet the demands of the higher league to which the successful village team have been promoted.
- 4.3.33. A second option could be to use some of the existing Pirbright Institute buildings, e.g. sports pavilion and bar, student accommodation and gatehouse. This would also bring the now empty 'Piglets' Nursery/Pre-School facility into play and perhaps even more some of the existing 'cricket pitch'.
- 4.3.34. A third option possible (but not optimal) may be the current Village Hall/Wilkins Centre/Car Park area, but it is recognised that this has more limitations, both in terms of footprint area, space and location.
- 4.3.35. It would be the role of future initiative post NDP to follow this through with detailed plans, funding etc, although appropriate land adjacent to the cricket pitch would need to be earmarked at an early stage in conjunction with housing development plans options (4.3.32 to 4.3.34) to be viable. These options are described in more detail in Section 4.3.44 in relation to Community Infrastructure Levy funding).
- 4.3.36. The NDP Survey 2018 and subsequent qualitative analysis has identified the following greatest evidenced priorities for community, education and facilities in Compton:
- 4.3.37. Enhanced Preschool facilities. The pre-school submitted quite comprehensive feedback and included not only concerns for their own infrastructure but also for the wider community. As a charitable institution, they rely on fundraising and grants for survival; and with more young families moving to Compton they anticipate a greater burden on resources in the future; moreover they have to cater for children from the surrounding area who have no such facility in their own villages so would ideally like to look for premises with more capacity. The pre-school currently has one room for up to 24 children of all abilities together and limited ancillary facilities. It is annexed to the Village Hall. In terms of space, design and fabric of the building and potential increase in usage, this is a clear priority for the village. The potential Piglets Nursery offers a 16-place pre-school room with access to garden, a second 12 place toddler room and a further 12 place baby room alongside a wider range of fit-for-purpose ancillary facilities.
- 4.3.38. Enhanced community facilities as discussed above to create a better Village Hub, including aspects such as café/ youth club, etc and host a broader range of village (and possibly school) sporting and social activities including the highly successful and established Compton Players drama group.

- 4.3.39. Upgrade the scout hut, a highly popular activity which can only increase in popularity in the future. This is well placed in its current position with use of the adjacent field, so it has been left out of the earlier discussion on 'community hub' for that reason.
- 4.3.40. Upgrade changing facilities for Football club These are required not only because of current state, but also will be required as a Football League requirement should the team continue to do well and be promoted to higher leagues. It is important to note that a similar need is also expressed by the Downs School, both in terms of changing and (in their case) an Astroturf pitch. The school is willing to discuss a sharing arrangement with the Community on this and other sports/social facilities.
- 4.3.41. Park/recreation ground upgrades, which cater for all age groups. Particularly regarding younger people, the provision of a skate park was evidenced – it could be envisaged that this may provide on new open green space created within the Pirbright Site.
- 4.3.42. The creation of new housing in the village will put additional pressure on current CEF facilities, both medium and long term. Any new housing attracts a Communities Infrastructure Levy (CIL) which could be used to improve agreed infrastructure. This can cover both services (e.g. transportation) and/or buildings (e.g. buildings improvements) and any may also be supplemented with other local/national grants and local fundraising.
- 4.3.43. It is envisaged by the NDP steering group that some of the issues surrounding community facilities can be listed on the Parish Infrastructure Priorities list as community action to be funded through developer contributions and the Community Infrastructure Levy.
- 4.3.44. As the NDP underpins a village plan up to 2036, the CEF needs identified above need to be future proof to that date. CIL funding could be used to this purpose. Two different approaches have been considered to address this (in addition to some of the needs described in Section 6.5):

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

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

Regarding location, with the acquisition of the cricket pitch as a village amenity, a plot adjacent to this would be an obvious place for such a new building. It would also release space at the current village hall for much-needed additional pre-school activities. In this position, it would also provide much needed village parking, linked to the cricket pitch and to pathways up onto the Ridgeway for walkers to access the Downs. It would also easily link in with the current commercial area of the shop, Foinavon pub and hairdresser. An added advantage is that it would free up building space at the recreational ground which could be used to develop the football facilities that the village urgently requires to meet the demands of the higher league to which the successful village team have been promoted

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

A second option might be to utilise the current village hall site for a new facility, but under those circumstances, some pavilion facilities may also still be necessary adjacent to the cricket pitch for it to be fully utilised for outdoor sporting activities.

A third option could possibly also bring into play use of some of the existing Pirbright Institute buildings, e.g. sports pavilion and bar, student accommodation, gatehouse, to provide pavilion and village hall facilities as well as a Parish Council/Visitor Centre building in the current gatehouse.

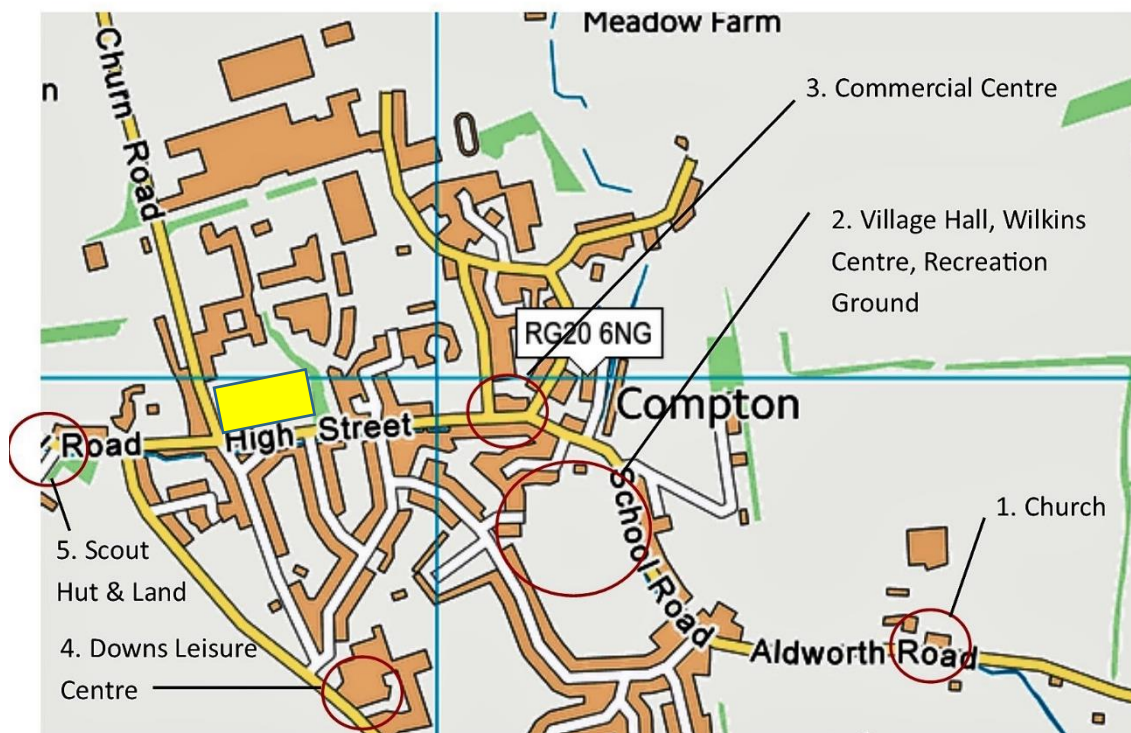


Figure 1 Potential indicative alternative 'Compton Hub' Site (future) – see Section 6.5. Includes the 'cricket pitch' and some adjacent land for a pavilion/village hub.

## 2) Refurbishment of Current Facilities.

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

Firstly, the NDP underpins a village plan up to 2036, by which time existing facilities will be around 80 years' old. Additionally, the increase in population that will come with any future development will increase the pressure on, and capacity needed for

these community facilities. In short, this may offer a short-term solution, but the NDP offers the unique opportunity for a longer-term solution as identified above.

- 4.3.21. With increasing population comes the challenge of increasing communication. The NDP team supports the concept of additional funding and resource to develop, manage and maintain a web-based communication initiative to complement the bimonthly ‘hard copy’ Compilations magazine. This is necessary so that residents know what’s on in a more interactive way, publicise what is available and when, and to ensure that any investment in community facilities are well publicised to ensure an active and thriving village community.
- 4.3.22. From time to time residents have also mentioned the provision of other retail amenities for the village such as shops, café, takeaway etc. Regarding café, this is mentioned above as part of a village hub. With the potential approval of 140 new houses, the CEF team believe that this can be catered for by the existing village shop, pub and hairdressers. The team are supportive of new retail amenities in the village that enhance the environment for residents, but are also cognisant of the fact that any new facility would need to apply independently for planning permission and be driven by commercial factors outside of the control of the NDP.

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

## 4.4. Environment and Greenspace

### *Landscape*

- 4.4.1. The Parish of Compton is located in the heart of the North Wessex Downs Area of Outstanding Natural Beauty (AONB), the third largest AONB in the country which crosses through Wiltshire, Berkshire and Oxfordshire<sup>6</sup>.
- 4.4.2. The parish sits within the AONB Landscape character area of the Compton Open Downland, described<sup>7</sup> as being: *“a rolling downland landscape, characterised by flat-topped hills intersected by concealed dry valleys. Fields are large and often without physical division, forming large geometric blocks of arable land. The horse racing industry is a prominent feature of the landscape. The area is comparatively well-settled, with some villages,*

<sup>6</sup> North Wessex Downs AONB Management Plan 2014-2019

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

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

*including East Ilsley and Compton, set within the lower dry valleys. Prehistoric barrows, ancient tracks and medieval villages are visible features within the present landscape.”*

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

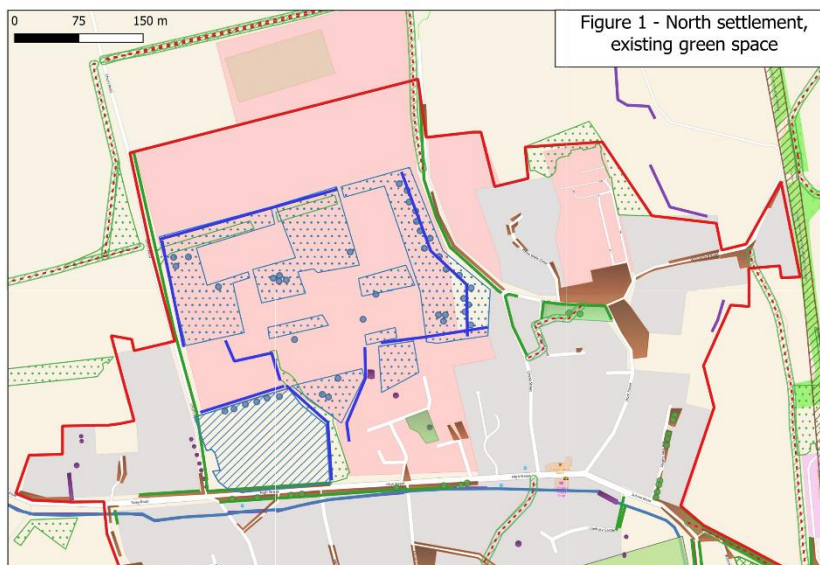
### **Greenspace**

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

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

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

4.4.15. These spaces are shown on the following maps.



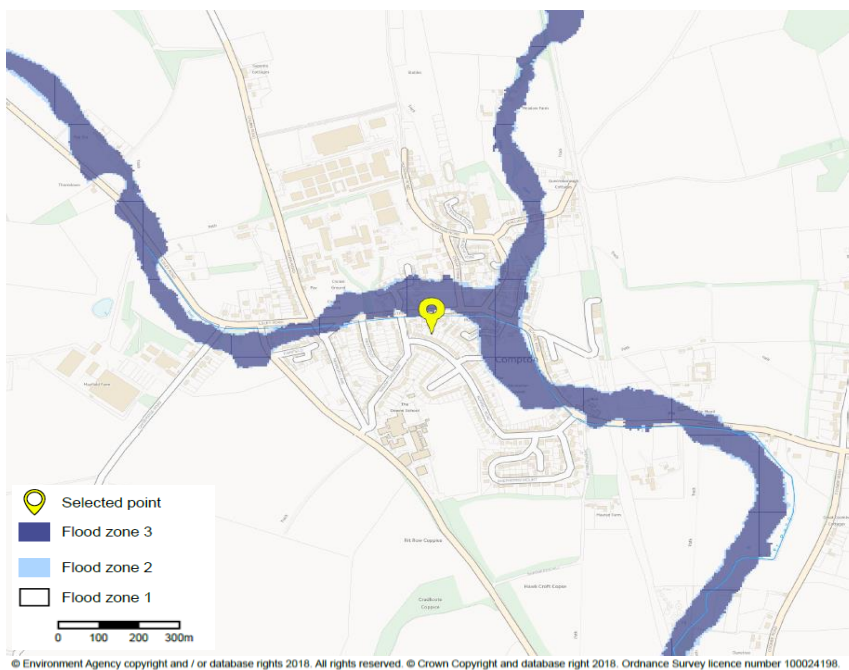




4.4.16. To enhance and ensure future development does not have a detrimental impact on these valued greenspaces, allocation of Local Green Space could be considered by the NDP.

**Flood risk**

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





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

### ***Ecology and Biodiversity***

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

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

4.4.21. There are a number of Local Wildlife Sites in the Parish listed on the Thames Valley Environmental Records Centre<sup>8</sup>. These sites, which are home to a variety of important and rare habitats and species, include:

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

### ***Climate Change***

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

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

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

---

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

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

### Key issues and opportunities

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

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

## 4.5. Roads and Transport

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

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

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

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

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

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

### **Key issues and opportunities**

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

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

## 5. From objectives to policy responses

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

Issue and Objective		Possible Policy approach
<b>Housing and Development</b>		
HD1	The village will remain small and well contained within its downland valley setting to retain its feeling of remoteness and the visual qualities of the AONB in which it sits.	<ul style="list-style-type: none"> <li>• Policy that ensures limited development, consistent with Compton’s location within the designated AONB.</li> <li>• A general housing policy could set out the overall strategy for ‘windfall’ development within the village settlement, not relying on allocations.</li> <li>• Possible inclusion of a design code in the NDP.</li> <li>• Work could be started on updated the Village Design Statement enabling developers to design buildings to respect heritage and local character.</li> <li>• Policy will set out ambitious intentions in relation to climate change adaptation and mitigation in line with the announcement of a Climate Emergency by West Berkshire Council and the 25 Year Environment Plan.</li> <li>• Policy responses on Pirbright site as shown in Pirbright Position Statement</li> </ul>
HD2	Limit growth to 2036 to brownfield and infill sites within the existing settlement.	
HD3	Insensitive design could cause loss of any historic or traditional character. We will seek to enforce building design that will ensure the visual character of the Parish is retained and enhanced.	
HD4	The discreet Pirbright site will provide a best in class development using the latest eco-material and energy efficiency measures that will play its part in transitioning to a low-carbon future in response to Government targets.	
HD5	The Pirbright site will be developed by way of a residential led mixed scheme in accordance with WBDC policy HSA23 providing 140 homes and some work space in a green environment.	
<b>Business and Employment Objectives</b>		
BE1	To ensure that existing employment space within the Parish is retained and encourage provision of new employment space for the scientific and technological sectors.	<ul style="list-style-type: none"> <li>• Policy for protection of existing employment floorspace (including within the Pirbright site) including</li> </ul>

BE2	To encourage the development of an appropriately located enterprise and networking hub for use by local businesses.	<p>criteria to assess any applications involving loss of floorspace.</p> <ul style="list-style-type: none"> <li>• Potential allocation of the land for purpose of a business hub</li> <li>• Potential allocation of land for car parking purposes.</li> </ul>
BE3	The NDP should support the improvement and creation of parking facilities for workers within the village	
<b>Community, education and facilities Objectives</b>		
CE1	To ensure that the parish of Compton is well supported with sports, social and education facilities, in response to future village development and for current residents, as guided by the NDP process.	<ul style="list-style-type: none"> <li>• Formal policy to protect and enhance existing community facilities.</li> <li>• Policy to support provision of new facilities</li> <li>• Potential allocation of land for purposed of a village hub.</li> <li>• Formal developer contributions policy with the Village infrastructure priorities.</li> <li>• Inclusion of a policy for the protection and enhancement of the Public Rights of Way, stating that proposals resulting in unacceptable harm to any PRoW will not be supported.</li> </ul>
CE2	To create and positively support the concept of a 'Village Hub'. This involves preferably new community facilities (with upgrades to existing buildings as a second option) and also the improvement of web-based information for residents.	
CE3	To ensure that short-term key priorities are addressed as part of proposed village development, such as support and enhancements to the successful pre-school.	
CE4	Protect and enhance the Rights of Way network and associated AONB for recreational purposes	
<b>Environment and Greenspace Objectives</b>		
EG1	The village should remain well contained within its valley setting, retaining its sense of remoteness and visual qualities	<ul style="list-style-type: none"> <li>• Policy that ensures limited development, consistent with Compton's location within the designated AONB.</li> <li>• Policy to avoid loss of any existing green or open spaces. The NDP could include formal Local Green Space designations in line with national guidance to protect the best-loved spaces.</li> <li>• Policy to guide the design and layout of open space in new developments.</li> <li>• Policy will set out ambitious intentions in relation to climate change adaptation and mitigation in line with the announcement of a Climate Emergency by West Berkshire Council and the 25 Year</li> </ul>
EG2	Create integrated and safe greenspaces in new developments that are linked to the existing green infrastructure network and wider AONB.	
EG3	Support West Berkshires declaration of a Climate emergency. Future development should allow for easy adaptation to a low carbon lifestyle.	
EG4	Ensure a focus on sustainable development to reduce carbon output and mitigate against greenhouse gas emissions, in line with West Berkshires Climate Emergency.	
EG5	Ensure protection and enhancement of biodiversity within the Parish	

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



## **Appendix 1: CCB Report on Housing Need**



**REPORT ON HOUSING NEED  
COMPTON  
November 2016**

Arlene Kersley  
Rural Housing Enabler for Berkshire

# Contents

<b>Report Summary</b>	<b>1</b>
<b>Background</b>	
<b>Introduction - The Rural Housing Enabler Project &amp; Rural Exception Sites</b>	<b>2</b>
<b>Compton Context</b>	<b>3</b>
<b>Availability &amp; Affordability of Housing</b>	<b>4</b>
<b>Housing Need Survey - Method</b>	<b>7</b>
<b>Survey Findings</b>	
<b>Part 1</b>	<b>8</b>
<b>Part 2 – Housing Need</b>	<b>14</b>
<b>Conclusions and Recommendations</b>	<b>21</b>
<b>Appendices</b>	
1. <b>Comments</b>	
2. <b>West Berkshire Council Policy HSG.11 Provision for Affordable Housing on Rural Exception Sites</b>	
3. <b>Housing Need Questionnaire</b>	

# Report Summary

## Housing Need in Compton

This study was carried out on the request of Compton Parish Council, to identify local affordable housing need in Compton. The evidence provided in this report can be used to inform a Neighbourhood Development Plan but more importantly, should be considered in terms of identifying potential sites for the development of a rural exception site in Compton, to meet the housing needs of local people.

This report follows previous reports in 2009 and update in 2012.

### Key findings:

- There was a 26% return rate of the surveys distributed (170/650).
- There is significant support for development of affordable housing to meet local needs: 71% of responses, (121/170).
- There is significant aspiration for home ownership in Compton. Some of that will be met within any new development at IAH. It can be assumed that general development at IAH will include mixed ownership tenures that will provide opportunities for Shared Ownership as well as outright purchase and may also include Right to Buy or even Starter Homes.
- Many of the respondents did not provide detailed information, but where it is provided, aspiration for homeownership may be unmet due to insufficient earnings and savings.
- As of November 2016 there were 41 households registered on the West Berkshire Housing Waiting List with a local connection to Compton. The greatest need identified is for 1 and 2 bedroom properties.
- This survey has identified 18 households with some level of affordable housing need. The need is for a mix of 1, 2 and 3 bedroom properties and for mixed tenures of *Affordable Rent* and *Shared Ownership* as follows (See Tables 7 and 8 for detail)
- There has been an increase in the need, particularly by single people, since the previous survey in 2009.

Despite development that is already in the planning system for Compton, development of a rural exception site to meet the affordable housing needs of local people, is recommended. A site of 12 homes comprising a mixture of 1, 2 and 3 bedroom properties, including both *Shared Ownership* and *Affordable Rent* tenures is advised.

This assumes that at least some of the additional needs on the West Berkshire Housing List will be met within the affordable element of proposed development on the IAH site.

Tenures would need to be reviewed in the future should such a development come forward. There is a considerable difference between the aspirations of the general community to provide more ownership opportunities for local people, and the actual demand for this type of tenure and ability to afford it from the local community. Shared Ownership is a popular option in general, however on a rural exception site, where the

properties are tied to local people, it can be difficult to find local people that meet both financial eligibility and the local connection criteria.

Anyone wishing to be considered for affordable housing **must** be on the West Berkshire Council Housing Register.

A survey of this type provides only a snapshot in time. The findings are an indicator of current housing need in Compton. Any decision to progress towards development of a rural exception site requires the support of the Parish Council and further community consultation.

## Background

### Introduction - The Rural Housing Enabler Project and Rural Exception Sites

The Rural Housing Enabler (RHE) for Berkshire, came into post at CCB (the Community Council for Berkshire) in September 2005. The purpose of the Rural Housing Enabler project is to work with rural parishes to help them to identify local need for affordable housing. Where there is affordable housing need, the Enabler liaises between the community, the local authority (West Berkshire Council) and other appropriate experts (e.g. Housing Associations, Landowners etc.) to facilitate the development of affordable housing to meet the needs of rural communities.

This need is met principally through the use of 'rural exception site developments.' These are sites that would not normally qualify for planning permission, but may be given exceptional planning permission provided the development is small (generally about 6 -12 units) and meets a proven local demand. Local need is proven by means of a current Housing Need Survey.

Affordable housing on a rural exception site differs from the affordable housing that is built as a percentage of regular open market development. It is **reserved for those with a local connection and is maintained as affordable housing for local needs in perpetuity**. There is no right to buy on these sites, although the 2011 National Planning Policy Framework has introduced the allowance for limited development of market housing on exception sites in order to cross-subsidise the development of the affordable homes.

See Appendix 2 for West Berkshire Council Policy HSG.11 – Provision for Affordable Housing on Rural Exception Sites and the relevant National Planning Policy Framework clauses.

Rural exception sites are exceptions in planning terms. They allow home building in areas that would not normally ever receive planning permission such as areas outside existing development envelopes or areas of planning constraint like Greenbelt or AONB (Areas of Outstanding Natural Beauty).

It is only through the development of a rural exception site or a Community-led development like a Community Land Trust, whereby the local community takes full responsibility for the funding, control of development and subsequent management of

a housing development that has the express aim of benefiting the community, that homes can be reserved for local people.

All other affordable housing is built to meet the statutory housing needs of the local authority housing waiting list and is based on priority need, not local connection.

### **Compton Context**

Compton Parish Council has commissioned a number of housing need surveys over the years. In 2002 the Rural Housing Trust undertook a survey to inform the Parish Plan which indicated there was a need for small homes in Compton.

In 2009 the RHE at CCB conducted a new Housing Need Survey for the Parish Council. The results of a previous survey in 2009 were published just before The Pirbright Institute announced its intention to close the facility at Compton. In the intervening years there has been considerable uncertainty regarding the future development potential of the site. Further actions regarding potential rural exception site development in Compton was shelved at that time. The RHE wrote a supplementary report in 2012 with an update identified through a Registry of Interest exercise.

As a result of the site closure announcement, in September 2013 West Berkshire District Council adopted The Pirbright Institute Site, Compton, Supplementary Planning Document<sup>1</sup> which was produced in consultation with the key stakeholders including the community. This document sets out development guidance for the area vacated by the Pirbright Institute. .

Compton Parish Council are now considering drafting a Neighbourhood Development Plan to help set-out the future of development in Compton. This is in particular response to development plans at the Pirbright Institute, which closed earlier this year. It is also a response to concerns about the loss of accommodation provided by the site to employees that is no longer available, and resultant recent losses in employment.

The Compton Parish Plan and Village Design Statement provide a wealth of information on the local character of Compton and the community aspirations for future development of the village.<sup>2</sup> Though these documents are now somewhat dated but remain useful for context.

Most notably the village is located in the heart of the North Wessex Downs Area of Outstanding Natural Beauty (AONB) and is characterised by chalk downlands. It sits on a chalk aquifer and is the origin of the winterbourne River Pang. There are areas in Compton that are identified as flood zones.

---

<sup>1</sup> <http://info.westberks.gov.uk/CHttpHandler.ashx?id=36532&p=0>

<sup>2</sup> Compton Parish Plan, April 2005, ISBN: 0-9539490-1-X Compton Village Design Statement October 2005 updated April 2006

The area is largely characterised by arable farmland, with small areas of ancient woodland. To the north is the Ridgeway National Path, which is an attractive destination for walkers and ramblers through the AONB.

Transport links to the village are limited; with the nearest rail stations at Goring, Thatcham and Newbury. Access to the A34 is available locally at East Ilsley, and provides easy access to the M4 as well as to locations north towards Oxford and the M40. Increasingly Compton has become a commuter village, due to loss of local employment but easy access to highways.

There is a village shop and post office as well as a popular pub. Compton has a well-used Village Hall and recreation ground. There is a Primary School, and importantly, the Downs School, one of the principal secondary schools serving West Berkshire, is located in Compton.

According to the 2011 census, Compton has a population of approximately 1,557 people living in 602 households. This is not a significant increase on the previous (2001) Census figures which indicated population of 1521 in 549 households. Given recent growth this survey assumes household figures of approximately 650.

In housing terms any parish with a population below 3000 is classified as rural. In addition, Compton is identified in the Statutory Instrument of 1997 No.625, The Housing (Right to Acquire or Enfranchise) (Designated Rural Areas in the South East) as a Designated Rural Area. As a result of this designation the rights of tenants with long leases to enfranchise (buy) and the right of tenants of registered social landlords to acquire their homes under section 16 and 17 of the 1996 Act do not apply.

This legislation is important for 2 reasons; firstly it clearly identifies Compton as rural and therefore eligible under Planning Policy Statement 3 (PPS3) for rural exception site development. It also guarantees that any homes developed as part of a rural exception site have no 'Right to Buy' and can be preserved as affordable housing in perpetuity.

This designation is particularly important given recent changes that will soon allow Housing Associations to participate in a Voluntary Right to Buy. Tenants of Housing Association properties will be able to purchase their homes, whereas prior to 2015 they could only buy Council properties (or in the case of Local Stock Value Transfer, buy properties that Sovereign Housing took over from Newbury District Council).

**Availability and affordability of housing in Compton**

Table 1 below indicates the tenures of the properties in 2011. There is likely to have been some growth since the 2011 Census.

There is not currently a rural exception development in Compton, therefore any existing affordable housing that becomes vacant will be allocated according to the West Berkshire Housing Policy and not necessarily according to local connection.

Tenure	Count	%
All households (lived in dwellings)	602	

Owner occupied (with or without a mortgage)	386	64%
Housing Association/Registered Social Landlord rent	134	22%
Shared Ownership (Part Owned / Part Rent)	4	<1%
Private rent or other rented tenure	68	11%
Living rent free	10	<2%

Table 1: Tenure based on 2011 Census<sup>3</sup>

### West Berkshire District Council Housing Needs Register

- As of the 10<sup>th</sup> November 2016 the West Berkshire District Council Common Housing Register had **2371** households registered.
- **269** of these have indicated some preference for housing in Compton, with the greatest need for 1 and 2 bedroom properties.
- The vast majority of people that have registered a 'preference' to a particular parish are likely to have registered a preference for anywhere in West Berkshire as they do not want to limit their chances of getting a home. A preference is not a local connection.
- **41** have indicated a local connection to Compton, with the greatest need for 1 bedroom properties.

Bedroom Size	Preference	Local Connection
1 Bed	132	18
2 Bed	96	16
3 Bed	31	5
4 Bed +	10	2

Table 2: WBC waiting list figures: Compton

Only those people with a proven local connection to a village can access housing on a rural exception site. Those with a stated local connection do not need to provide evidence of their local connection until they receive an offer of housing on a site that has a local connection condition attached to it, such as a property on a rural exception site.

### Existing Housing Association stock

In 2009 A2 Dominion Housing Association developed 10 units of affordable housing on the Lowbury Gardens (David Wilson Homes) development of 33 houses. At the time 7 were for rent and 3 for shared ownership. However, there will not be any local connection criteria attached to the allocation of these homes as they are part of a general development.

In 2009 Sovereign Housing Association were managing 105 individual units in Compton as follows:

**Total General needs 105**

Property type	Number of bedrooms					Total
	0	1	2	3	4	
House		1	21	44		<b>60</b>

<sup>3</sup> Source: Office for National Statistics Crown Copyright [www.neighbourhood.statistics.gov.uk](http://www.neighbourhood.statistics.gov.uk)



Bungalow		4	6	1		11
Flat		10	26	0		34
<b>Total</b>		<b>15</b>	<b>53</b>	<b>45</b>		<b>105</b>

Table 3: Information provided by Sovereign Housing Management Team

### Homes to buy and rent

The table below shows house sales in Compton from the Land Registry for a twelve month period from October 2015 through September 2016.

HOUSE SALES IN COMPTON – October 2015 to September 2016			
Date of Sale	Location	Property Type	Value
20/07/2016	Whitewalls Close	D	£490,000
27/05/2016	Shepherds Mount	D	£445,000
15/04/2016	Meadows Close	T	£284,950
13/04/2016	Churn Rd	SD	£400,000
13/04/2016	Shepherds Mount	D	£425,000
23/03/2016	Coombe Rd	SD	£712,000
26/02/2016	Burrell Rd.	T	£260,000
19/02/2016	Meadows Close	T	£273,750
08/01/2016	School Rd	SD	£369,000
21/12/2015	Fairfields	F	£173,000
21/12/2015	Shepherds Rise	D	£295,000
18/12/2015	High St	D	£355,000
18/12/2015	Fairfields	SD	£335,000
30/11/2015	Coombe Rd	D	£1,250,000
04/11/2015	School Rd	SD	£360,000
30/10/2015	Lowbury Gardens	F	£222,000
29/10/2015	Newbury Rd	D	£300,000
29/10/2015	High St	D	£675,000
19/10/2015	Horn St	T	£317,500
02/10/2015	Manor Crescent	SD	£303,000
Average:			£412,260
Median:			£326,250
Lower quartile average:			£284,950
Land Registry data taken from: <a href="http://www.rightmove.com">www.rightmove.com</a> <sup>4</sup> 27 September 2016			
CURRENT LISTINGS			
Property	Type	List Price	
14 new and resale properties listed on Rightmove.com	Range of properties 2-5 bedrooms	Avg:	£ 500,318
		Median:	£ 483,000
		High:	£ 950,000
		Low:	£ 315,000
<b>Rentals</b> – only 2 properties found across a number of different sites a 3 bedroom and a 4 bedroom both over £1000 pcm unfurnished.			

Table 4: Land Registry data

This indicates that the cost of a basic entry level property in Compton is currently in the region of £275,000. Median gross annual pay per head of resident in West Berkshire for 2016 was £28,377 per annum. (mean: £35,326)<sup>5</sup> To purchase such a property in Compton, assuming a 10% deposit minimum, would require **nearly 9 times the median single income.**

<sup>4</sup> © Crown copyright 2009

<sup>5</sup> National Office of Statistics 2016 Annual Survey of Hours and Earnings Provisional (ASHE Gross Annual Income, Table 8.8a)

The average household income indicated by respondents to the survey in housing need is significantly below this range.

## Housing Need Survey - Method

The format of the questionnaire was agreed between the Parish Council and the RHE according to a national format. The forms were printed by Compton Parish Council. The survey was publicised in the Parish Council newsletter “Compilations”, in the March 2016 edition. The questionnaires were hand delivered as an insert in the September edition of the Compilations, which goes to all households in the parish and was also publicised on posters around the village.

Forms were returned directly to the Rural Housing Enabler in Freepost envelopes, with a closing date for the return of forms of 24<sup>th</sup> October 2016. Additionally a web link was provided for electronic responses where preferable. The web link was also publicised on posters and in press releases.

Part 1 of the questionnaire is designed to survey all residents about their attitudes towards development and the availability of affordable housing in the village, as well as capture any requirements from current residents for adaptations to their home or intentions to move in the near future and reasons why.

Part 2 is aimed specifically at those people who consider themselves to be in housing need and is designed to help measure the level of need for affordable housing by those people with a local connection to Compton.

The RHE has collected the data from all returned forms and analysed it as follows.

## Survey Findings

Total forms distributed	-	650
Returned by Freepost	-	101
Electronic responses	-	69
<b>Total returned</b>	-	<b>170</b>
<b>% Return</b>	-	<b>26%</b>

26% is considered to be a very good rate of return in a survey such as this one. Rate of return tends to be lower on a single issue survey than it would be on a more comprehensive survey such as the Parish Plan Questionnaire, where the issues have a broader impact on the residents.

### Part 1 – for the whole community

#### Primary or Secondary Residence

Impact of second home ownership does not appear to be an issue in Compton, as none of the responses indicated that their home in Compton is a second home. In Berkshire second home ownership does not seem to have any impact on affordability,

unlike in coastal and national park areas in the country where the impact is significant. 166 respondents ticked that their main home is in Compton with 3 leaving the question blank.

**Question 2. How long has your household lived in Compton?**

There was a good spread of responses spanning people who have recently arrived in the village to people with lifelong connections. However there were substantially more responses from people who have lived in Compton for 30 years or more (30%).

Typically in a survey such as this, a higher response rate comes from people with the greatest number of years invested in the community. 42% of this response is from people with more than 21 years in Compton which is very high. It may simply be that turnover in Compton is not very high.

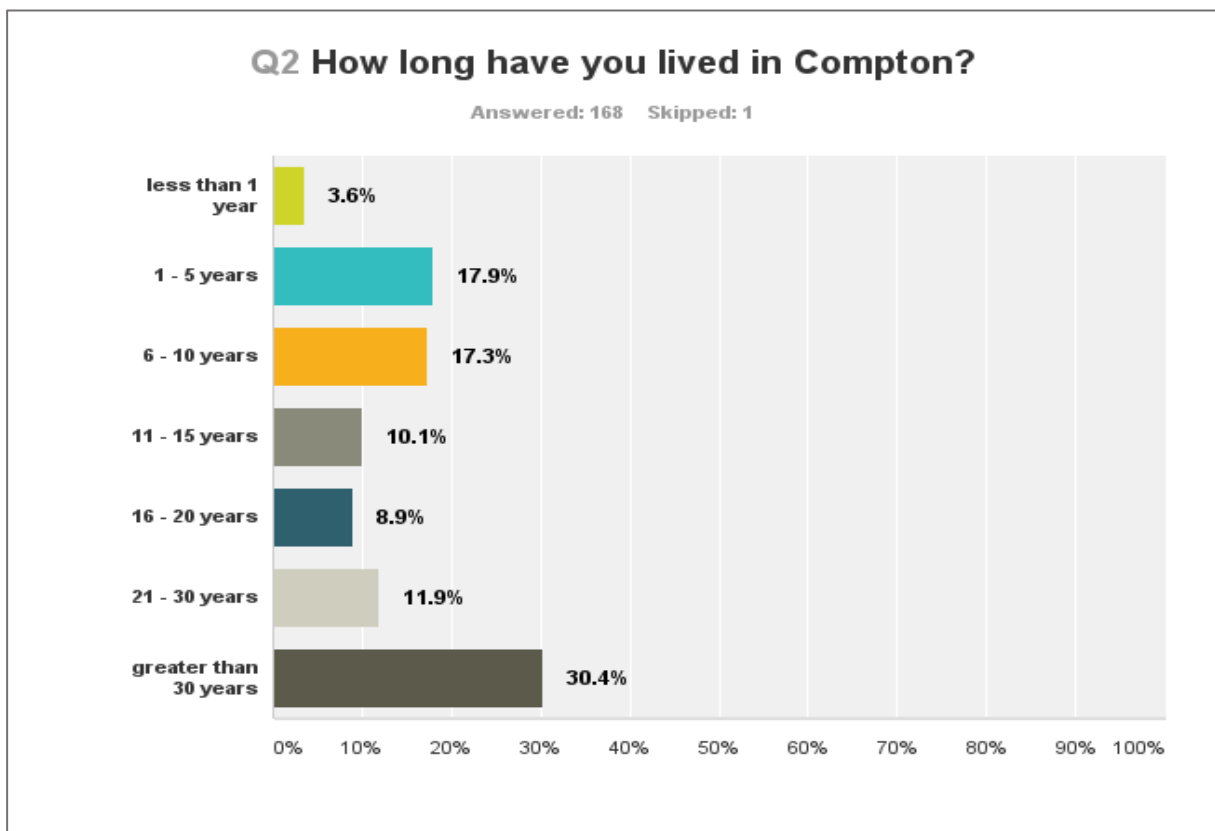


Chart 1 – Length of residency in Compton

**Sample house type, tenure and size**

Nearly all of the respondents (98%) live in houses, (detached, semidetached, terraced or bungalows) Less than 2% of the responses were from people living in flats, maisonettes or apartments or any other type of housing. There were no responses from people living in alternative types of accommodation such as caravans, or park homes and none from people in any residential care properties. This is fairly consistent with 2011 Census data.

Type of dwelling	Response count	Response percentage	2011 Compton	2011 all of West Berkshire

			Census Figures	
House (detached, semi-detached, terrace, or bungalow or terrace)	164	98%	544/90%	85%
Flat, maisonette, apartment or bed-sit	3	2%	55/9%	14%
Park Home / Caravan	0	0	3/.5%	1%

Table 5: Dwelling type

The tenure of the sample was fairly distributed between residents of owner occupied homes and rented properties and the responses are similar in percentage terms to the 2011 Census.

Tenure	Response count	Response percentage	2011 Compton Census Figures	2011 all of West Berkshire
Owned (with mortgage or without)	127	75%	386/64%	70%
Shared Ownership	0	0	4/1%	1%
Rent from Private Landlord	11	6.6%	68 / 11%	14%
Rent from Housing Association	25	15%	134 / 22%	14%

Table 6: Tenure

The great majority of responses came from people living in 3 and 4 bedroom homes. (see Chart 2 below). This may indicate a shortage of available smaller properties.

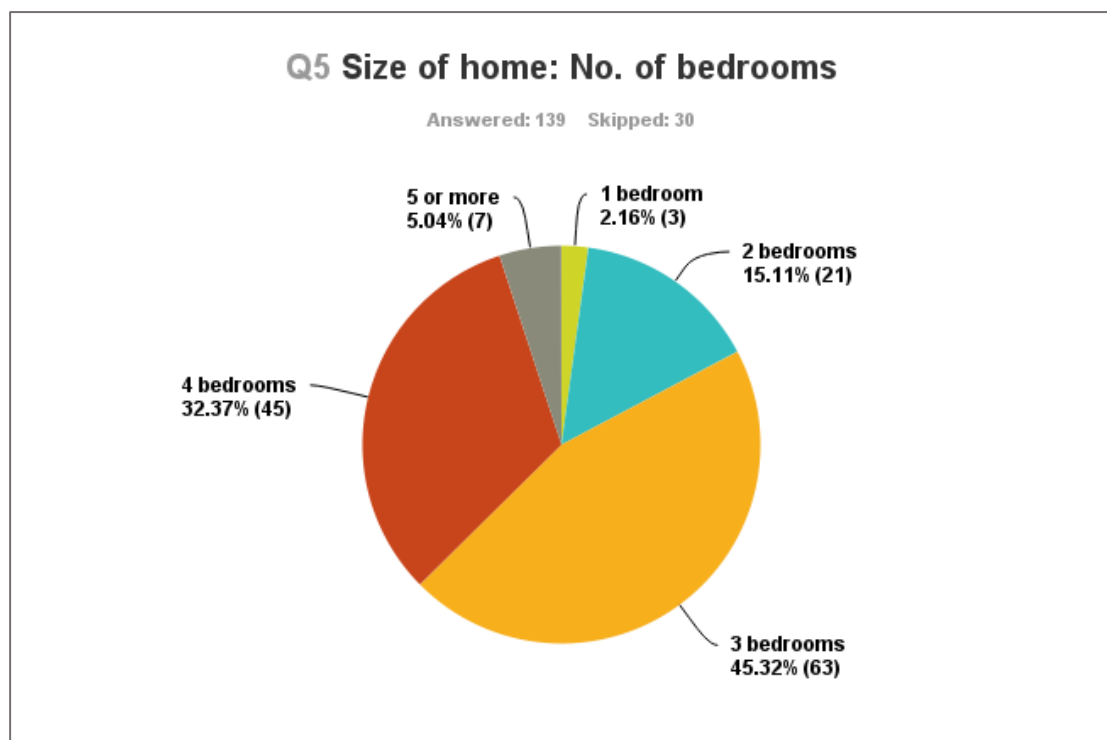


Chart 2: Property size

### Sample household make-up

There were 166 households that responded to this question made-up of 460 individuals.

Primary respondents (those that filled in the survey on behalf of their household) were:

- 47% (76) Male
- 53% (86) Female

Breakdown of household size:

- 1 person households - 29 (17%)
- 2 person households - 57 (34%)
- 3 person households - 24 (14%)
- 4 person households - 40 (24%)
- 5 person households - 13 ( 8%)
- 6 person households - 1 (>1%)
- 7 person households - 2 ( 1%)

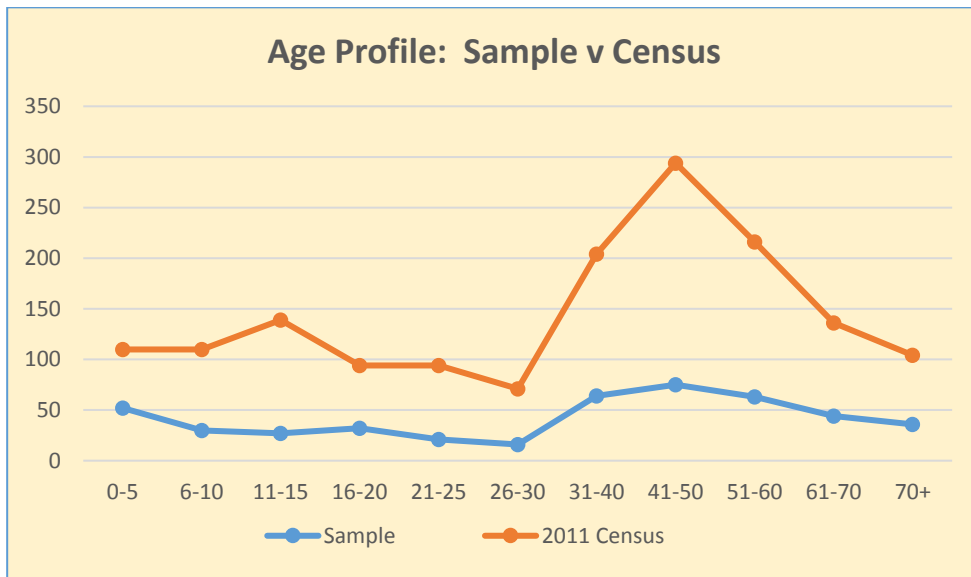


Chart 3: Age spread

It is useful to test the survey sample against Census data in order to identify whether the survey is likely to be representative of the general population in the area.

The age spread of the sample is shown as the blue line in Chart 3 above. This is compared with the age spread of the total population of Compton as identified in the 2011 Census (orange line). The chart indicates that the sample population actually relates well with the total demographic. Though typically there was a lower response rate from ages between 31 and 60 (with the result that we see less response from families with children age 6 – 15). These are the age groups that are often difficult to get a response from in this type of survey, as they often commute and have busy work and family lives. They often do not consider themselves directly affected by a single issue like affordable housing and do not complete this sort of survey.

This survey also reflects a higher response rate from the 60+ ages, as they are often the group with the most time invested in a community and more available time to respond to surveys.

The responses also indicate that the greatest majority of responses from head of households and their partners/spouses (Person 1 and 2 below) work further than 10 miles away from Compton.

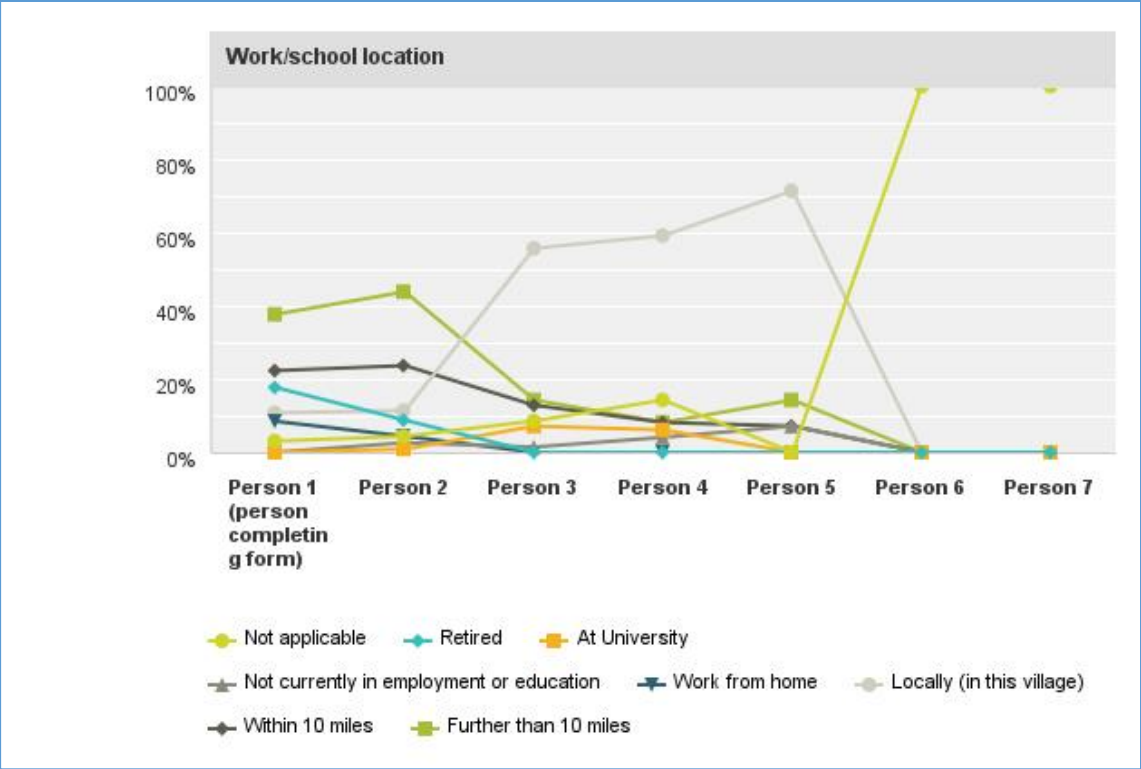


Chart 4 – Travel to work/school distance

**Have family members left the village due to difficulties finding suitable housing locally?**

There were 25 positive responses to this question, which is unusually high, 15% of the responses. Of the 25, twenty two also completed Part 2 of the survey.

**Do you or members of your household expect to move within the next 5 years?**

Again there was a very high ‘yes’ response to this question, 30 (18%) responded yes and 19 (11%) uncertain. 24 of these completed Part 2 of the survey. Where reasons were given they are summarised below:

- 10 commented that their need is for a ‘first’ home outside of the family home.
- 4 indicated they intend to move on completely (2 due to a lack of affordability in the area)
- 3 anticipate a need for a larger home
- 3 are particularly concerned that current property, which is privately rented may soon be sold and they have an uncertain future.
- 2 hope to be able to purchase their own home in the next 5 years.

**Special housing needs**

Despite the higher age profile of the response sample there were very few people that indicated any need for specialist housing services:

- Residential / extra care / assisted living / sheltered – 1
- Adaptations to improve physical access due to disability – 1\*

\*This respondent indicated problems with a shower but did not give any contact information.

**Support for a small development to meet local needs**

A significant majority of the sample population indicated support for a small development of homes to meet local need, only 18% were against such a scheme.

- 71% (121) in favour
- 14% ( 24) against
- 9% ( 15) not certain
- 6% ( 10) forms were returned with this question blank.

**Site suggestions where a scheme might be developed**

There were 50 individual responses to this question ranging from specific site suggestions to general comments. Some listed more than one possible option. Obviously the site most mentioned is the old Institute site which is due to be redeveloped in any case. Unfortunately as a general development site land values are such, that this is not an appropriate location for a rural exception site to meet local needs. However it is true that as part of the general development there will be a percentage of affordable housing, they will not be earmarked for local people, but will be identified to meet to statutory affordable housing needs as identified by West Berkshire.

Possible site suggestions are listed below without prejudice and without the author’s local knowledge. Landowners have not been contacted regarding the availability or suitability of these sites for such a scheme.

Some of the suggestions may be referring to the same locations:

- Re-use of the land at the Institute – 35
- Land near or south of Downs School. Newbury Road – 3
- Field between the old Railway line and the Church – 3
- Opposite the Primary School (Mayfield’s Farm) – 2
- Pumping Station / Station Rd – 2
- The Paddock (this could be anywhere) - 2
- Mr Cundell’s Field – 2
- By the Scout Hut – 2
- Shepherds Mount – 1
- West of Comb Road – 1
- One suggestion that a new primary school be developed on the Institute site and the existing school be redeveloped for local affordable housing.

If there is a need for local affordable housing, site appraisals of all potential sites need to be done before any further action can be taken. Site appraisals determine whether sites are suitable for rural exception development. There are many obstacles to the development of an exception site such as:

- The land must be made available at low cost
- The land should not be land that has been identified for development purposes and should not have a significant planning history
- The land must be accessible
- Development must form a natural continuation of the village
- Development must not have a negative landscape impact
- The community must support such a scheme

### **Summary of additional comments**

There were 46 forms that included additional comments. A full list of the comments is attached in Appendix 3 of this report. Following is a summary of the key points.

- Provision available within the redevelopment of the Institute of Animal Health should be sufficient (though it will not be for specific local needs).
- Lack of infrastructure to support more development (school places, doctors, transport, jobs, sewers, etc.)
- Stop allocating existing (and new) affordable homes to people from outside the area.
- A number of comments from people who cannot afford to live in Compton and expect to have to leave.
- Useful to have provision for older people (though this survey did not reveal any particular need)
- Useful to have a definition of 'small' development (according to the need identified, but generally a rural exception site is between 6 and 12 units)



## Part 2 – Housing Need

Part 2 of the survey was completed by 30 of the respondents indicating some level of housing need. This represents 17.5% of the total return or 4.5% of the total households in Compton.

However a significant number of people (7) that claimed to be in need of affordable housing did not provide any substantial information in Part 2 to substantiate their claims.

Additionally in three instances there were two forms completed by one household, one paper copy and the other online, or where both partners in a household completed the online form. Hence three households rather than 6 households in need of affordable homes. No doubt this was done unknowingly by each partner.

Therefore the following analysis is based on a need from 19 respondents.

### Aspiration to home ownership

A large number of the responses were from people with an aspiration to home ownership or people who already own homes who aspire to larger homes. These do not represent affordable housing need in Compton.

- 1 form was completed by a family already in ownership of a home, they anticipate a need for a larger home in the next 5 years, but not affordable need.
- There are two examples of households in Housing Association rented properties that would like to purchase a property. In both cases there is sufficient deposit and income for them to do so. This example is of note for two reasons:
  1. Should these families purchase properties on the open market then the Housing Association properties they live in will become vacant for new people.
  2. There is a recent move to allow tenants to purchase Housing Association properties under what is called the Voluntary Right to Buy, this is currently a pilot and is not likely to be rolled out until 2018. However these families could conceivably buy their current property, at a considerable discount and the property would then be lost as an affordable property in Compton.
- One response that is seeking to purchase on the open market. It is unclear if that is for the whole household or an adult child, no contact information provided, but evidence that there is sufficient income and deposit to access open market options.

In some cases, inability to purchase on the open market may be a supply issue; there may not be properties on the open market that meet the current demand for larger properties (within a price range that existing residents can afford to move up into). This may alter once the IAH site is developed.

In 15 cases there is genuine aspiration for homeownership but savings and income at present are not sufficient to purchase a home at this time.

**Older person's needs**

None of the responses were from people in specific need of specialist housing services for the elderly.

**Current residency in Compton**

All but three of the responses were from people currently residing in Compton. These three all have significant connections to Compton (greater than 30 years). All used to live in Compton.

In one case a single adult, upon the death of parents, lost the tenancy to the home they had lived in for many decades and were moved to Newbury despite a lifetime living and working in Compton.

**Reasons for need, current tenure and preferred tenure**

Reasons for needing affordable housing vary. In some cases there are a number of variables at play. With the exception of one retiree, all of the households that have registered a need for an affordable home have at least one family member in employment.

Table 7 shows the current tenure, preferred tenure, reason for need and family size of the 18 respondents that have affordable housing needs.

	Total in household	Length of connection	Reason for need	Current tenure	Preferred tenure	Likely allocation
1	1 adult	>30 years	First home	With parents	HAR or Starter	1 bed HAR – insufficient income or deposit
2	2 adults, 2 ss children	<5 years	Want ownership, private rent too expensive to save – want HAR while saving	PR	HAR to progress to SO (Rent to Buy?)	2 bed HAR – no deposit insufficient income
3	1 adult	>20 years	First home	With parents	O	1 bed – may want to consider SO or Starter. Can't afford O at present.
4	2 adults	>10 years	First home	With parents	O or Starter	1 or 2 beds O or SO or Starter all possibilities good deposit and earnings
5	1 adult	>25 years	First home	With parents	SO	1 bed – HAR insufficient income, no deposit
6	2 adults, 2 os children	>30 years	Ownership of first home	PR	HAR to progress to ownership SO or Starter	3 bed HAR – insufficient deposit and income to purchase house to meet needs.
7	1 adult	>20 years	Ownership of first home	With parents	O	1 bed - O may be possible given deposit but income limited. Starter or SO could be options
8	1 adult	>10 years	Family breakdown	With step parent	Starter	1 bed - Limited income unknown deposit – Starter or SO may be an option.
9	2 adults, 1 child	>5 years	Change of tenure	PR	SO	SO 2-3 bed an option, have deposit
10	2 adults, 2 os children	>10 years	Change of tenure, either to save or own	PR	HAR or SO /Starter	HAR 2 bed (children under 5). No deposit but income could secure mortgage if deposit could be found.
11	2 adults, 1 child	>20 years	PR – property to be sold	PR	HAR	HAR 2 bed – no deposit insufficient income to secure mortgage.
12	1 adult, 1 child	>30 years	Wants ownership opportunity, happy where they are but increasingly the estate is plagued by anti-social behaviour from outsiders that have been housed there.	HAR	Starter	Impossible situation, no deposit and insufficient income to access ownership. Will stay where they are.
13	1 adult	>20 years	First independent home, has special needs	Live with parents - HAR	HAR	1 bed HAR
14	2 adults	>20 years	First home	Live with parents in PR	HAR	HAR 1 bed – ownership not an option insufficient income and no deposit.

	Total in household	Length of connection	Reason for need	Current tenure	Preferred tenure	Likely allocation
15	1 adult	>50	Move back to Compton – recently had to move when parent died and tenancy was lost. Work and family in Compton	HAR	HAR	HAR 1 bed – insufficient means to home purchase.
16	1 adult	>30 years	Retirement will result in loss of home	Tied to employment	SO	SO 1 bed – has deposit but will have very restricted retirement income. May be eligible for HAR.
17	2 adults, 3 ss children	>20 years	Bigger property – in 2.5 bed	HAR	SO	No deposit and insufficient income for SO. Possible allocation for <b>3 bed</b> HAR but unlikely unless the use of study as bedroom is classified as ‘overcrowding’
18	1 adult	>10 years	First home, parents moving wants to stay in Compton. Works locally	With parents	SO	SO 1 bed possible. Deposit but limited income.

Table 7: Need - Current & Preferred Tenures.

**Key:** os = opposite sex, ss = single sex, PR = Private rented sector, HAR = Housing Association Rent, O = Ownership, SO = Shared Ownership, Starter = the proposed Starter Home tenure, AR = Affordable Rent

Only 5 of the responses in table 7 indicated that they are registered on the West Berkshire District Council Common Housing Register. There is a significant discrepancy between the numbers that identified in this survey and those that are registered, with a local connection, on the West Berkshire Housing Waiting List. As a reminder, the West Berkshire Waiting list for Compton currently stands at 41 households that have indicated a local connection to Compton. See table 2 on page 5 for the full breakdown of the demand.

This implies a much higher potential need for affordable homes in Compton than identified through this survey.

**Anyone in housing need must register with the West Berkshire District Council Common Housing Needs Register whose staff can confirm eligibility criteria<sup>6</sup>.**

### **Allocations**

When being allocated rented accommodation through a Registered Provider (Housing Association), there are strict rules that are applied with regards to eligibility and to the size of property allocated.

The size of any allocated property will be determined by the West Berkshire District Council Housing Options Team. The allocations criteria are based on a combination of factors, including the age and sex of any children in a household and are subject to availability.

Generally, property size is allocated for those meeting eligibility criteria. A separate bedroom is deemed to be needed for<sup>7</sup>:

- Every adult couple (married or unmarried)
- Any other adult aged 16 or over
- Any two children of the same sex aged 16 or under
- Any two children aged under 10
- Any other child.

Where there is dual custody of children, a bedroom is only allocated where a parent has custody for at least 50% of the time.

For those people eligible for Shared Ownership properties the criteria are slightly less rigid. For example, a couple may qualify for 2 bedrooms to account for potential future family growth.

**Note on singles:** Sadly the Government has introduced significant restrictions on allocations to single people below the age of 35. They are only eligible for housing benefit to cover the cost of housing in a room in a shared house (House of Multiple Occupancy or bedsit). These very rarely exist in rural communities and are not developed on rural exception sites. The development of 1 bedroom flats on rural exception sites is important to meet the needs of local singles. However with the

---

<sup>6</sup> West Berkshire District Council Housing Allocations Policy v. 2 17 October 2013  
<http://info.westberks.gov.uk/CHttpHandler.ashx?id=35712&p=0>

<sup>7</sup> Ibid.

changes, allocations can only be made when it is clear that the person can afford the rent.

### **Local Connection**

Local connection for eligibility for a home on a rural exception site, is currently defined within the housing policies of West Berkshire District Council.

Local Connection generally refers to those currently living in a village, working in a village or with family (parents and / or children) living in a village. Priority is given to those with a longer connection.

Should a tenant or part-owner move on, then subsequent tenants are expected to meet the same criteria. If there is no one from the local community that meets the criteria, eligibility cascades out to the neighbouring communities. Local connection takes precedence over priority need on a rural exception site.

### **Affordable Housing - Financial Eligibility**

The indicative household earnings identified in the survey response fall below the West Berkshire average. The income levels indicated provide guidance only. In some cases the respondent may just be able to access a mortgage for a shared ownership property given their income, but only if they are able to access a sizeable deposit. Income and savings information can only be verified when applicants register on the Common Housing Register.

### **Notes on Tenure and Allocations**

Despite significant aspiration for ownership and shared ownership in many cases there is little evidence of sufficient savings or earnings to make that a possibility.

While the demand is for a mixture of tenures, it can prove difficult to find local people for shared ownership properties who meet the financial eligibility requirements.

**Affordable Rent** - The advent of the Localism Act has introduced a new tenure called 'affordable rent', this tenure is expected to apply to all new build Housing Association rented properties as a condition of grant and will be charged at up to 80% of local private sector rents. No government subsidy will be provided for the development of new homes at rents lower than affordable rents. A proportion of existing housing stock may be transferred from social rent to affordable rent in the future.

*West Berkshire District Council expects Registered Providers to keep affordable rents as low as possible. Due to high rent levels in the District, and low supply, preference is for Registered Providers to deliver affordable rents at 70% of Open Market Value (OMV) or below.*

**Social rented housing** – is traditional rented housing owned and managed by local authorities and Registered Providers (Housing Associations), for which guideline target rents are determined through the national rent regime. There is no longer grant funding available from the Homes and Communities Agency to develop properties for social

rent, although some Housing Associations and Local Authorities will subsidise rents if absolutely necessary.

The impact of the new affordable rent regime in Berkshire is as yet unclear. It is assumed that for those people that are particularly vulnerable, Housing Benefit will make-up any shortfall from social to affordable rent. However the new regulations also include benefit caps that will affect the amount of Housing Benefit individuals can receive. Furthermore, restrictions have been placed on the property size criteria, and housing benefit will only be paid according to the size of property a family is eligible for, regardless of if it is a family home where grown children may have moved away.

**Shared Ownership** - provides opportunities for people who cannot afford open market housing to access the housing ladder and build a share in the equity on the property by purchasing a share of the equity and paying rent to the Housing Association on the outstanding equity. They can over time buy additional shares in their property to increase their equity. However on a rural exception site, residents can never purchase more than 80% of the equity in order to keep the property in the affordable sector for future residents. This option can still be unaffordable and even a 50% share can be too expensive for people on below-average incomes particularly given the costs of a mortgage and the additional rent burden.

As a general guideline, anyone earning less than £24,000 per annum is unlikely to be able to afford a basic entry level shared ownership property. Eligibility for Shared Ownership is capped at household income of £80,000.

**Starter Homes** – new tenure introduced in the Housing & Planning Act 2016. This tenure is aimed entirely at first time buyers under the age of 40 who will receive a 20% discount on the open market price of designated starter homes. They must stay in the property for a minimum of 5 years before they can sell, and are not allowed to rent the property out during that time. It is proposed that the initial price of these properties will be capped at £250,000. Full regulations have yet to be published. This tenure should not be considered on Rural Exception Sites as they allow for the ultimate purchase of the property.

**Other options** – Might include Community led development – where the community brings forward development directly through the means of a local community trust. There must be a community interest company or social enterprise set-up to fund, develop and manage the housing, and the development may include any development for community benefit, i.e. affordable homes, community buildings or recreation facilities, community shop or hub. Housing may be built for sale in order to finance the community benefits of the rest of the development.

**Self-build** – where a prospective homeowner is provided with a serviced plot in order to build their own home. There were 15 respondents to this survey that indicated that they might be interested in self-build options. Self-build could be considered as part of a Community Led Development (see above)

**Rent to buy** – an option to rent a property for a limited amount of time in order to save to purchase it within a certain number of years. If the tenant is not in a position to

purchase at that time they should be able to continue renting. Like Starter Homes, Rent to Buy is not an appropriate tenancy for a rural exception site given the perpetuity requirements.

### Conclusions and Recommendations

A housing need survey is only a snapshot in time of the affordable housing needs of a community. Compton has undergone a number of surveys over the years.

The impact of the closure and redevelopment of the Pirbright Institute has been significant in Compton. It has had an impact on employment and has raised concerns about the changing nature of the village to a dormitory village. It is not without reason that residents have an expectation that, given the significant levels of housing to be developed in the area, the affordable housing should go some way to meet local needs. The reality is that given the nature of the current housing crisis nationally it is unlikely that West Berkshire will be able to meet its statutory housing need without the use of sites like this.

The need evidenced here for affordable homes for local people is significant, however in only a few cases can it be said to represent impending homelessness. It is disappointing that the survey does not capture the need more closely reflected by those people registered on the West Berkshire Housing Waiting List.

Key results are:

- There is significant aspiration for home ownership in Compton. Some of that will be met within any new development at the former Pirbright Institute site.. It can be assumed that general development on that site will include mixed ownership tenures that will provide opportunities for Shared Ownership as well as outright purchase and may also include Right to Buy or even Starter Homes.
- Many of the respondents did not provide detailed information, but where it is provided aspiration for homeownership may be unmet due to insufficient earnings and savings.
- As of November 2016 there were 41 households registered on the West Berkshire Housing Waiting List with a local connection to Compton. The greatest need identified is for 1 and 2 bedroom properties.
- This survey has identified 18 households with some level of affordable housing need. The need is for a mix of 1, 2 and 3 bedroom properties and for mixed tenures of affordable rent and Shared Ownership as follows:

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

Table 8. Property need size and tenure



- There has been an increase in the need, particularly by single people since the previous survey in 2009.

Despite development that is already in the planning system for Compton, development of a rural exception site to meet the affordable housing needs of local people is recommended. A site of 12 homes comprising a mixture of 1, 2 and 3 bedroom properties, including both *Shared Ownership* and *Affordable Rent* tenures is advised.

This assumes that at least some of the additional needs on the West Berkshire Housing List will be met within the affordable element of proposed development on the IAH site.

Tenures would need to be reviewed in the future should such a development come forward. There is a considerable difference between the aspirations of the general community to provide more ownership opportunities for local people, and the actual demand for this type of tenure and ability to afford it from the local community. Shared ownership is a popular option in general, however on a rural exception site, where the properties are tied to local people, it can be difficult to find local people that meet both financial eligibility and the local connection criteria.

The new Starter Homes tenure does not fit into a rural exception site and should be avoided. Full regulations of this tenure are not yet available. Current proposals do not indicate that they can be preserved for local people in perpetuity. The Housing and Planning Act of 2016 give Local Planning Authorities the discretion to exclude Starter Homes as a tenure for rural exception sites.

It can take a number of years to identify an appropriate site for an exception scheme in that time the precise need may change.

With the introduction of Localism and Neighbourhood Planning it will be very important for the parish council to look very carefully at how these needs could be met with some form of mixed development in the future. This could include some exception site development, use of the *Community Right to Build* within the Neighbourhood Plan or some other Community Led development to identify the best possible use of sites in the village.

Any further action taken towards meeting these needs will require the support of the parish council and wider community consultation.

## APPENDIX 1 – Additional Comments

Below are all additional comments. The only changes made to these comments are in order to anonymise where necessary. (i.e. 'daughter' might have been changed to 'child')

Such housing should be included in planned development of the brownfield of Pirbright Institute.
Affordable housing always means undesirable residents & crime/vandalism increases in the village. History demonstrates this anti-social /behaviour. If you continue to build in Compton it will no longer be a village. Traffic volume & speeds have already increased. STOP ANY FUTURE DEVELOPMENT. (Sorry for the late reply)
It would be useful to understand how many flats/houses are meant by a small development - it's very vague. Also what is actually meant by affordable housing - flats one-bed terrace? etc.
Such affordable houses to be available to Compton families and relations who were born in Compton and not just anyone WBC wants to get rid of.
Not a lot of room left within the village boundaries.
It is critical that the brownfield Institute site is developed into residential dwellings
I am under the impression that the old Animal Institute is due to have 100+ homes surely that will be enough for this small village - as a smaller site is now built on. There is not enough services e.g. schools, doctors, bus, energy systems.
We like living in Compton because it is a small rural community if it becomes overdeveloped we will consider moving.
Surely something could be incorporated into the re-development of the science site?
Lowest cost to develop and brownfield site.
'Affordable' is a no win here, no one can afford 'affordable'. It needs Local Authority or Housing Association owned properties for locals.
Need affordable 3 bedroom family homes, few single people will move into a village environment.
I would not like to see any developments on green field sites. I have concerns about the risk of flooding that may occur due to increased housing.
We don't have enough 1 or 2 bedroom flats/houses in the village
Please note that the structure cannot sustain a large / medium development. We have to consider transport / schools/ amenities of the village and its character
If more houses come here the doctor's surgery should be open all day, a bigger primary school and late night shop.
The centre of Compton would be spoiled by filling the green spaces between. i.e. Greenacres where there is not a splash of green anywhere – all solid red (not attractive brick or design) drainage - sewerage?
Though we have a large house for just 2 of us, we use two bedrooms and our family comes to stay regularly.
13. depends on size, location, infrastructure, etc.
We should have housing built ONLY for occupation by people from Compton and their children.
Looking to leave the village. It's losing the village feel - becoming too large and expensive. Plan to relocate to Scotland.
It would be useful to move my elderly parent here when (they) become less able, into some kind of bungalow or assisted living.
The school can barely cope with the number of children it currently has and is not able to expand.

Compton estate up for sale, along with the tenanted cottages, so do not know what the future holds.
I am conscious of need for affordable housing for single persons.
Any expansion of housing will require additional school provision, etc.
Very little point in building affordable housing without giving people jobs to fund them. Travel is expensive.
Retirement homes would free up houses with 3/4 bedrooms. Elderly people do not want to leave the village.
Prospect of many homes on the institute site in Compton so NO NEED for more houses. Starter Homes should be included on this development. The existing site already has student accommodation! This should be re-used.
Not everyone can afford to buy, so rented housing would be better.
Support IF there is local need, however the limitations of village facilities is insufficient for current occupants. It works only on the basis that driving is a necessity.
With the massive amount of houses on the horizon on institute land and the pending completion of green acres I see no need for an additional site. In some respects even the proposed institute land development is too much.
NOT off Wilson Close - would make junction far too dangerous. Schools are full.
It is to be hoped that the big proposed development at the ARC will include enough affordable housing for local needs. Perhaps it should be ENTIRELY affordable housing.
Charles Church development plus poss development on IAH will provide enough local housing. There's not enough infrastructure in Compton to cope with multiple housing developments.
Yes - provided they are required to not sublet.
Existing designated housing (future) is sufficient (Pirbright)
I have loved living in Compton and will be sad to go.
It is OK to build new houses and my family would love to live back in village but the houses are too expensive so don't stand a chance of getting mortgages. 3 of my children have had to move away in the past because they cannot find anything affordable locally.
I would have thought that with all of the houses being built on ex-Institute land, there would be sufficient affordable homes.
Do not agree to any greenfield sites being used for any housing development
Stop moving townies into the village who don't actually want to be there they just cause trouble the village is not a nice quiet place to live any more due to this!
We would love to have an affordable home as we are not in the position to buy
Would love to buy a house in the village /vicinity but it is impossible to save sufficient deposit on one income - hence shared ownership would be very useful
Parking and pedestrian crossing is an issue in the centre and for primary school safety.

## APPENDIX 2

### Provision for Affordable Housing on Rural Exception Sites

From the Saved Policy within Adopted West Berkshire District Local Plan 1991-2006 (Adopted June 2002)

3.11.4 Policy HSG.11 represents a major departure from the general aim of retaining housing development within settlements or on brownfield sites. This departure is justified because it enables housing associations to take further action to provide for the considerable levels of housing need that exist throughout West Berkshire.

3.11.5 The principle of rural exceptions is widely established in PPG3 and Structure Plan Policy H8 and applies across West Berkshire with the exception of Newbury, Thatcham and the western edge of Reading. In the rural areas schemes should be small scale, not normally exceeding 12 dwellings.

**POLICY HSG.11** The Council, where justified as an exception to other policies of this Plan, will grant permission for small scale affordable housing schemes to meet identified local needs on sites adjacent to existing rural settlements provided;

- a) The need has been established by way of a recent local survey of housing need; and
- b) A scheme is prepared and agreed to reserve and control the occupancy of the dwelling for local needs; and
- c) The development does not adversely affect any landscape features that are important to the rural character of the area; and
- d) The development accords with Policy OVS.2
- e) Provision should be made for such schemes to be managed and occupied so that they remain affordable in perpetuity

# Compton Parish Housing Needs Survey

---

## APPENDIX 3 – Compton Housing Need Survey

September 2016

Dear Resident

### **Housing Needs Survey in the Parish of Compton**

Compton Parish Council would like to collect evidence of the levels of housing need in the parish. This evidence will be used to inform our Neighbourhood Development Plan, and may help to determine whether we should consider a rural exception site development to meet the housing needs of local people.

As part of that process Compton Parish Council would like to find out what the local housing needs are, in terms of size, and tenure. This includes whether we have any need for affordable housing in our community that could help **local** people who are struggling to stay in the parish due to the high cost and lack of suitable housing. There may be people that need to be near close relatives to care for them or need the care of someone living in the parish. There are some local concerns that young people may be finding it increasingly difficult to access homes of their own, and older people may not have homes to 'downsize' into.

To find out the extent of the problem, a detailed survey has been organised to assess the level of need and gauge the support that a small new housing scheme to meet **local** needs **might** have in our community.

In planning the survey we have received support and guidance from Arlene Kersley, Rural Housing Enabler for Community Council for Berkshire, a charity that works to support communities in Berkshire.

The survey results will provide useful information for both the Parish Council and the community generally. If a need is identified, the council *may* try to find a suitable site or sites within the parish to meet local housing needs to include as a policy within the Neighbourhood Development Plan.

This is an important issue for the community so please take the time to complete the attached survey.

**Your views are important and your answers will be treated in strict confidence.**

**You can complete this survey online at: <https://www.surveymonkey.co.uk/r/ComptonHNS> between now and 24<sup>th</sup> October 2016.**

**Or you can complete this paper version and return it in the Freepost envelope provided by Monday 24<sup>th</sup> October 2016.**

If you would like to know more or have questions about the survey, please contact **Arlene Kersley at CCB on 0118 961 2000.**

Yours faithfully

David Aldis  
**Chairman, Compton Parish Council**

# Compton Parish Housing Needs Survey

It is important to get the views on housing development from the whole community. Please help by completing PART 1 of this survey whether or not any members of your family are in need of affordable housing.

Thank you for taking the time to complete this questionnaire. Please use the pre-paid envelope to return this questionnaire to us by 24<sup>th</sup> October 2016.

## PART 1

1. Is this your main home?    Yes, main home        No, second home   

2. How long have you and your household lived in Compton?    \_\_\_\_\_ years

3. How would you describe your home? (please tick one box only)

House/Detached/semi/terrace        Bungalow   

Flat/maisonette/apartment/bed-sit        Sheltered/retirement housing   

House of Multiple Occupancy  
(room in a shared house)   

Other, please explain:

3a. What is the tenure of your current home?

Owned        Private rent   

Housing Association Rent        Tied to employment   

Live rent free with parent or family member        Other (please explain below)   

Shared Ownership (part own/part rent)   

3b. How many bedrooms does your current home have?

\_\_\_\_\_

4. Please complete the table below to show the age, gender, relationship and work/school location of all those living in this property at present.

	Age	Gender (M/F)	Relationship	Location of Work/School (town/village)
Person 1 (self)			<b>Self</b>	
Person 2				
Person 3				
Person 4				
Person 5				
Person 6				
Person 7				

5. Has anyone from your family (children, parents, brothers or sisters) moved away from the parish in the last 5 years, due to difficulties in finding a suitable home locally?    Yes     No

If you answered 'Yes' and the family member(s) wish to move back to parish, please ask them to contact the Rural Housing Enabler (contact details at the end of this form) for a copy of Part 2 of this survey form, or send them the electronic link to this survey.

6. Does anyone in your household plan to move to a new home in the parish within the next 5 years?    Yes     No

6a. If yes, explain why and the tenure you require below:

# Compton Parish Housing Needs Survey

---

**7. Does anyone in your household require any of the following:** (tick as many as required)

First home (outside childhood home)	<input type="checkbox"/>	Larger home	<input type="checkbox"/>
Smaller home (downsize)	<input type="checkbox"/>	Change of tenure	<input type="checkbox"/>
Ground floor accommodation	<input type="checkbox"/>	Other housing support services	<input type="checkbox"/>
Residential care, extra care, assisted living or Sheltered accommodation	<input type="checkbox"/>	Adaptations to improve its physical accessibility because of disability	<input type="checkbox"/>

Please explain and include how many bedrooms you require:

If you do have any special housing requirements and you need to remain within the parish then please complete Part 2 of this questionnaire which collects information on your housing needs. If there is the need for more than one household to move, then please request additional forms from the Rural Housing Enabler, Arlene Kersley on 0118 961 2000 or email [arlene.kersley@ccberks.org.uk](mailto:arlene.kersley@ccberks.org.uk)

**8. Would you be in favour of a small development of affordable housing to meet the needs of *local* people if there is such a need?**

Yes <input type="checkbox"/>	No <input type="checkbox"/>	Don't know <input type="checkbox"/>
------------------------------	-----------------------------	-------------------------------------

**9. Can you suggest any suitable site where such a scheme might be built?**

**10. Additional comments** (Please feel free to add additional sheets if desired)

Thank you for taking the time to complete Part 1 of this questionnaire. The results of this survey will be available in the coming months and will help the parish to decide on its future plans.

Please be assured that this questionnaire is completely confidential and anonymous unless you supply your name and address at the end of this form so that the Rural Housing Enabler can follow up with you.

Local affordable housing can only be provided on land which is made available at a modest cost; therefore communities are dependent on the willingness of local landowners to consider making appropriate land available. The Rural Housing Enabler welcomes the opportunity to have discussions with landowners on any potential sites that relate well to existing settlement. Any eventual decisions on the appropriateness of a site for rural housing can only be taken by the Local Authority in consultation with the local community.

**For more information contact Arlene Kersley the Rural Housing Enabler for Berkshire:**

**CCB, Wyvois Court, Swallowfield, RG7 1WY**

**Tel: 0118 961 2000 Email: [arlene.kersley@ccberks.org.uk](mailto:arlene.kersley@ccberks.org.uk)**

**Registered Charity No: 1056367 Registered Company No: 3212736**

---

# Compton Parish Housing Needs Survey

## PART 2 – for people in need of affordable housing

Please complete and return the rest of this form (Part 2) if you believe you are in need of an affordable home or have other housing needs in the Parish of Compton. This should be completed **only** by people with a local connection to Compton. A local connection is if you live in the Parish of Compton and/or have parents or children living in Compton and/or you work in Compton or you grew up in Compton and have a need to return to care for family.

Please complete **a separate form for each household in need of housing**. For instance, if a whole family will move together complete one form, or if mature children are in need of independent accommodation, complete one form for each person needing accommodation. Extra forms are available from the Rural Housing Enabler at CCB on 0118 961 2000 or email: [arlene.kersley@ccberks.org.uk](mailto:arlene.kersley@ccberks.org.uk)

### YOUR ANSWERS WILL BE TREATED IN STRICT CONFIDENCE

**Students in full time education:** The survey cannot take into account the future housing need of students in full time education where it would be difficult to determine if they will return to, or remain in the locality. If your adult child needs a home, please have them complete the form themselves.

**1. Please indicate age, gender, occupation and relationship to yourself of each person in need of affordable housing in a single household** (individual households should complete separate forms)

	Age	Gender (M/F)	Relationship	Work/School Location
Person 1 (self)			<b>Self</b>	
Person 2				
Person 3				
Person 4				
Person 5				
Person 6				
Person 7				

**2. Do you currently live in Compton?** Yes  No

**3. If you do not currently live in Compton, what is your connection to Compton?** (for each answer ticked, please specify when, where and how long)

Used to live in the parish	<input type="checkbox"/>	
Parent or child lives in parish	<input type="checkbox"/>	
Work in the parish full-time	<input type="checkbox"/>	
Work in the parish part-time	<input type="checkbox"/>	
Voluntary work in the parish	<input type="checkbox"/>	

**4. Are you on the West Berkshire District Council housing register (waiting list)?** Yes  No

If you have ticked no, and you need an affordable home, you must register to be eligible at: <https://www.homechoicewb.org.uk/registration.aspx>

**5. How many bedrooms does your current home have?** .....



# Compton Parish Housing Needs Survey

---

**6. What is your main reason for needing a new home?** (please tick one box only).

- |   |                          |   |                          |
|---|--------------------------|---|--------------------------|
| Need a smaller home   | <input type="checkbox"/> | Overcrowding, need for larger home                        | <input type="checkbox"/> |
| Independent/ first home   | <input type="checkbox"/> | Need a physically adapted home                            | <input type="checkbox"/> |
| Current home unaffordable   | <input type="checkbox"/> | Need to be nearer to local employment                     | <input type="checkbox"/> |
| Need to be nearer family to provide/receive care or support           | <input type="checkbox"/> | Lack of security in current home (may include harassment) | <input type="checkbox"/> |
| Poor condition of current home (i.e. damp or lack of central heating) | <input type="checkbox"/> | Need change of tenure (explain below)                     | <input type="checkbox"/> |
| Family breakdown  | <input type="checkbox"/> | Loss of housing due to retirement                         | <input type="checkbox"/> |
| Need ground floor accommodation                                       | <input type="checkbox"/> | Sheltered or extra care housing                           | <input type="checkbox"/> |
| Other (please explain).....   | <input type="checkbox"/> |   |                          |

**7. What is the tenure of your current home?**

- |  |                          |                                       |                          |
|--|--------------------------|---------------------------------------|--------------------------|
| Owned (either with or without mortgage)    | <input type="checkbox"/> | Provided with work (tied)             | <input type="checkbox"/> |
| Rented from Council or Housing Association | <input type="checkbox"/> | Part-buy/part-rent (shared ownership) | <input type="checkbox"/> |
| Rented from private landlord               | <input type="checkbox"/> | Living with family                    | <input type="checkbox"/> |
| Other (please specify).....                | <input type="checkbox"/> |                                       |                          |

**8. What tenure would you prefer?**

- |  |                          |                                       |                          |
|--|--------------------------|---------------------------------------|--------------------------|
| Owned (buy on the open market)   | <input type="checkbox"/> | Rent from a private landlord          | <input type="checkbox"/> |
| Rented from Housing Association  | <input type="checkbox"/> | Part-buy/part-rent (shared ownership) | <input type="checkbox"/> |
| Starter Homes Scheme (Homes to buy for first time buyers at 80% of market value) | <input type="checkbox"/> | Other (please specify).....           | <input type="checkbox"/> |
|  |                          |                                       |                          |

**Information on savings and income are important to help determine tenure eligibility and need. Responses to all questions will remain confidential.**

**9. Do you have savings for a deposit to purchase or part-purchase your own home?**

Yes  No  If yes how much? \_\_\_\_\_

**10. Are you employed?**

Yes  No

**11. Are you in receipt of any benefits?**

(Not including Child Benefit)

Yes  No

# Compton Parish Housing Needs Survey

12. Please indicate the total take-home (i.e. after deductions) income including benefits, of everyone responsible for the cost of housing (rent or mortgage) in your household (Please tick one box only) Income and savings information will be kept confidential but helps to determine tenure eligibility when assessing need.

Weekly Income	or		Monthly Income	
Less than £95		<input type="checkbox"/>	Less than £420	<input type="checkbox"/>
£95 - £192.99		<input type="checkbox"/>	£420 - £834.99	<input type="checkbox"/>
£193 - £288.99		<input type="checkbox"/>	£835 - £1,249.99	<input type="checkbox"/>
£289 - £384.99		<input type="checkbox"/>	£1,250 - £1,665.99	<input type="checkbox"/>
£385 - £576.99		<input type="checkbox"/>	£1,666 - £2,499.99	<input type="checkbox"/>
£577 - £769.99		<input type="checkbox"/>	£2,500 - £3,299.99	<input type="checkbox"/>
£770 +		<input type="checkbox"/>	£3,300 +	<input type="checkbox"/>

If this survey shows there is a need for affordable housing for local people, we may need to get back in contact with you as we work with the Local Authority Housing Associations to deliver the homes needed. Therefore, it would be helpful to us if you include your name and address below:

Name:

Address:

Postcode:

Telephone:

Email:

Thank you for taking the time to complete this questionnaire. The results of this survey will be available in the coming months and will help the parish council to decide on its future plans.

For further information contact the Rural Housing Enabler at CCB on 0118 961 2000 or visit the Rural Housing page under Projects at [www.ccberks.org.uk](http://www.ccberks.org.uk)

**RETURN THIS FORM BY 24<sup>th</sup> OCTOBER 2016 TO CCB IN THE ENVELOPE PROVIDED OR SEND TO THE ADDRESS BELOW:**

**CCB**  
Wyvols Court  
Swallowfield  
Berkshire  
RG7 1WY

Registered Charity No: 1056367 Company Limited by Guarantee In England No: 3212736



**Community Council for Berkshire**  
**Wyvols Court**  
**Swallowfield, Berkshire, RG7 1WY**  
**admin@ccberks.org.uk www.ccberks.org.uk**  
**T. 0118 961 2000 F. 0118 961 2600**

Registered Charity No: 1056367 Registered Company No: 3212736

## **Appendix 2: Compton Demographics (with housing development of 140 dwellings)**

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

### **Potential Compton Ward Population Increase with 140 New Houses**

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

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

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

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

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

Any new development is likely to attract more 'growing families', and as a result, the number of children introduced to Compton village is significantly higher than the current children to adult ratio in the village (which is already higher than the National Average of 19%). Therefore Method 2 is a more appropriate calculation.

\* Office for National Statistics

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

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

