

West Berkshire Local Plan Review 2023-2041 (adopted June 2025)

Policy RSA22

Pirbright Institute Site, High Street, Compton

A Supplementary Planning Document (SPD) has been adopted for the site and this sets out a detailed framework to guide its future development. The SPD can be found at <http://www.westberks.gov.uk/spd>.

The site, as shown on the indicative map, is to be comprehensively redeveloped delivering a residential led mixed-use scheme with a mix of employment floorspace, green infrastructure and community uses in accordance with the adopted SPD. Redevelopment of the site should incorporate an appropriate mix of uses which responds to the character and function of the village, as well as the wider landscape.

In addition, the development will be delivered in accordance with the following parameters:

- a. The development will be residential-led 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;
- b. A local lettings policy should be explored for the site to allow a percentage of the affordable housing provision to be reserved for people with local needs;
- c. Should the hostel site (off Churn Road) come forward for development in a timely manner with the allocated site, it must form an integrated element of the developable area;
- d. The overall density of the site will reflect the character of Compton. The northern part of the developable area (known as Area B) will be built to a lower density than the southern part (known as Area C) so as to reflect the built form pattern on the northern edge of the village and to prevent an adverse impact on the National Landscape;
- e. The existing access from the High Street will form the main access to the development with potential for a minor access from Churn Road. The rural character of Churn Road and Hockham Road will be retained and highway improvements should therefore be limited;
- f. Improvements will be necessary to the footways that front the site onto the High Street and additional pedestrian and cycle routes could be provided onto Hockham Road;
- g. Footpath and bridleway links will be created throughout the site to improve connectivity with the wider existing network and to provide linkages between the village centre and the site. The opportunity to reinstate the former east/west public footpath through the site should be reinstated and the adjacent line of trees and remnants of the hedgerow should be retained. If feasible, access for residents to Compton Primary School and/or The Ilsleys Primary School should be provided;
- h. A phase 1 contamination report and a preliminary risk assessment will be required and may lead to subsequent reports being required. In order to ensure a safe development, the site must be remediated to the appropriate level for the proposed land uses. Any remediation will need to take into account any plans or preferences for infiltration SuDS infrastructure in the proposed development;
- i. The scheme will be informed by an Ecological Impact Assessment (EclA). Appropriate avoidance and mitigation measures will need to be implemented, to ensure any designated sites and/or protected habitats and/or species are not adversely affected;
- j. Informed by an archaeological desk based assessment as a minimum and field evaluation if required to assess the historic environment potential of the site;
- k. A Flood Risk Assessment (FRA) will be required that should cover infiltration testing and details of SuDS to be implemented, together with groundwater modelling. A sequential approach to development on the site will be followed:
 - i. No development will be permitted within Flood Zones 2 and 3, including essential infrastructure and water compatible development;
 - ii. In accordance with the Flood Risk Study (2012) (4) only less vulnerable land uses, water compatible or critical infrastructure development (in accordance with the NPPF) would be appropriate below the 103m AOD line, and more vulnerable land uses above this line, unless detailed modelling indicates otherwise;
 - iii. Detailed modelling of the River Pang which runs to the south of the site will be required to inform development proposals, including the latest Climate Change Allowances;
- l. Land to the north of the site (known as Area A) will be restored and enhanced to make a significant positive contribution to the landscape character and local distinctiveness of the open downland landscape of the

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National Landscape. This area will be retained outside of the settlement boundary for Compton. The landform will be carefully modified to remove incongruous features, as informed by the Landscape Framework (2012); and

- m. The site will comprise a development design and layout that is in accordance with the adopted SPD for the site and policy SP7 and is informed by a full detailed Landscape and Visual Impact Assessment (LVIA). This will include the protection of the area to the north (known as Area A) as outlined above and the retention of the cricket ground (as a community use) as green infrastructure. The scheme will also conserve and enhance the special architectural and historic interest of the Compton Conservation Area and protect its setting. The design of the development will also respond positively to the challenge of climate change and be designed for climate resilience, including maximising the efficient use of sustainable technologies, resources, materials and solar gain, in accordance with policy SP5.

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