



Compton Parish Council

Wilkins Centre, Burrell Road, Compton, Newbury, RG20 6NP

ComptonParish@gmail.com, 07748 591920

www.comptonparishcouncil.org

Examination Ref: 02/AM/CNP

For attention of Andrew Mead,

Please see below the response of CPC to the questions raised in your letter of 9th August, regarding the Compton Neighbourhood Plan Examination.

Question 1

CPC agree to the change proposed to Policy C1.

Question 2

NPPF paragraph 154 requires *'Any local requirements for the sustainability of buildings should reflect the government's policy for national technical standards.'* As explained at paragraph 10.10 of the Draft NDP, the bench line of 19% improvement on Building Regulations derives from achieving a level of energy efficiency equivalent to the (former) Code for Sustainable Homes Level 4 – as introduced in 2014, which is equivalent to a 19% uplift on Part L 2013 standard (https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/315504/250414_Code_Addendum_2014_Combined_Final_V10.pdf). This improvement level is recognised as a baseline in the recent Future Homes Standard consultation as an effective minimum level until superseded by the Future Homes Standard, see paragraph 2.5 - https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/852605/Future_Homes_Standard_2019_Consultation.pdf. The draft NDP recognises at paragraph 10.11 that the policy will need amending following the publication of the Future Homes Standard.

Question 3

It is correct that M4(2) only relates to the physical construction of each dwellinghouse and its immediate approaches. M4(2) compliance does not rely on proximity to local services and facilities within the village or within the allocation site. The NDP supporting text explains the reasons why the siting of any M4(2) dwellings within Area B would represent a logical location given the need to transition to a reduced density and lower scale / height dwelling at the sensitive edge of the allocation built form. The approach proposed by the draft NDP takes forward the principles within the Pirbright SPD at paragraph 2.22 and Development Principles LC1, LC2, LC5, LU3, LU6 and D3.

Question 4

'Comprehensively redeveloped' in the meaning of Policy HSA23 is not defined as complete demolition. Unfortunately, the Pirbright SPD does not extend to cover the Pickled Pig and this SPD does not offer any further clarification on how this (and the Hostel site) should be treated as part of the masterplan. The draft NDP tackles this policy gap and identifies a starting point to utilise existing buildings as opposed to demolition and new build. This follows consultation that has revealed:

a) The existing Pickled Pig building offers not just space for business hot-desking, but also a custom-built Pre-School facility. Indeed, some of the staff of the existing pre-school used to work at the Pickled Pig facility and therefore know it well. As per Appendix 11 (p220) of the Compton NDP Consultation Statement, the suggested Pickled Pig alternative will cater for expansion to the numbers of children in the area due to the increased housing allocation.

b) The location of the Pickled Pig is next to the cricket pitch. This offers a significant advantage in that it brings together a much more cohesive 'community area' for the village, comprising the cricket pitch, Pickled Pig and potentially the Gatehouse building. This is a once-only opportunity to realise this vision – if houses are built on the Pickled Pig plot, this opportunity is gone forever.

c) The Pickled Pig building is available now and not reliant on some future events or initiative to start a project from scratch. This gives a major advantage in momentum to realise the project.

d) Villagers recognise the value that the Institute for Animal Health brought to Compton over many years – employment, prosperity and some significant advances in science. Additionally, the Pickled Pig was, in the recent past, a social focus for the community. It seems very appropriate to retain this building to celebrate this fact and put it to a positive, constructive use.

Question 5

The following amendments should be made following the publication of the revised NPPF and National Model Design Code:

- Policy C8 should be updated to reference the National Model Design Code.
- Paragraph 12.7 should be updated to reference the National Model Design Code.
- Policy C9 should now reference 'Building for a Healthy Life' as per NPPF paragraph 133.