

INDEPENDENT EXAMINATION OF THE COMPTON NEIGHBOURHOOD PLAN

EXAMINER: Andrew Mead BSc (Hons) MRTPI MIQ

David Aldis
Chair of the Neighbourhood Plan Steering Group

Laila Bassett
West Berkshire Council

Examination Ref: 02/AM/CNP

Via email

9 August 2021

Dear Mr Aldis and Ms Bassett

COMPTON NEIGHBOURHOOD PLAN EXAMINATION

Having carried out my visit to the Compton Neighbourhood Plan (CNP) Area, I have identified some matters on which clarification from Compton Parish Council (CPC) and West Berkshire Council (WBC) would assist me in my examination of the CNP. May I request the submission of responses to my questions within **2 weeks** from the date of this letter, although an earlier response would be most welcome.

Policy C1

1. **Question to CPC and WBC.** Policy C1 iii. states “conserves and enhances heritage assets and their settings”. Given that the Planning Practice Guidance (PPG) advises that “the NPPF sets out a clear framework for both plan-making and decision-making in respect of applications for planning permission and listed building consent to ensure that heritage assets are conserved, and where appropriate enhanced, ...”¹, should Policy C1 be rephrased to “conserves and, **where appropriate**, enhances heritage assets and their settings”?

Policy C3

2. **Question to CPC.** Policy C3 i seeks to achieve at least 19% improvement on the carbon emissions target set by Building Regulations (Part L). Please could reference be made to the origin of 19% and, if it is not part of government advice, how is it justified?

Policy C7

3. **Question to CPC.** Policy C7 refers to the development density at the Pirbright Institute Allocation and the location of single storey homes designed to M4(2) Category 2: Accessible and adaptable dwellings from the Building Regulations 2010 (as amended) Access to and Use of Buildings. It seems to me that the details of accessibility in the Building Regulations do not relate to any need or desirability to have access to services and facilities which might be located in the centre of the village or those which might be built within the redevelopment of the Allocation. Does CPC have any comments?

¹ PPG Reference ID: 18a-002-20190723.

Policies C11 and C13

4. **Question to CPC.** Policy C11 states a preference for the re-use of existing buildings for an enterprise hub and that any proposals for new employment buildings should demonstrate why this is essential. The Pickled Pig building is highlighted as appropriate in paragraph 13.11 of the reasoned justification. Similarly, Policy C13 seeks to retain, renovate and enhance the Pickled Pig complex for community uses. What is the justification for the retention of the Pickled Pig complex as opposed to the comprehensive redevelopment of the Pirbright Institute Allocation?

National Planning Policy Framework July 2021

5. **Question for CPC and WBC.** A revised version of the National Planning Policy Framework was published by the government on 20 July 2021, alongside a final version of the National Model Design Code. I would be grateful if you could please advise me whether you consider any modifications in relation to the non-strategic matters covered by the draft CNP are necessary as a result of the publications and, if so, what these are?

In the interests of transparency, may I prevail upon you to ensure that a copy of this letter is placed on the Parish Council and Local Authority websites.

Thank you in advance for your assistance.

Your sincerely

Andy Mead

Examiner