

# COMPTON BASSETT NEIGHBOURHOOD PLAN

2015 – 2030



Welcome to Compton Bassett



A Domesday Book Village

# Compton Bassett Neighbourhood Plan 2015 - 2030

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## Executive Summary

The Localism Act (2011) reformed the planning system to give local people the opportunity to shape their community and, in 2012, this was re-enforced by the National Planning Policy Framework (NPPF 2012) to further help local people to agree appropriate Neighbourhood Plans for sustainable development in their community.

A Neighbourhood Plan which covers the entire Parish of Compton Bassett and addresses the future development needs to ensure a continuing, sustainable benefit for the whole of the local Community, has been produced by the Parish Council and residents of Compton Bassett whose vision was:

***“To make Compton Bassett an even better place to live and work”***

The Compton Bassett Neighbourhood Plan includes factual details of the distinctive architectural character of Compton Bassett, details of the designated Conservation Area and North Wessex Downs Area of Outstanding Natural Beauty (AONB), the existing community demographics, businesses, facilities and services, together with local assets that are highly valued by Compton Bassett villagers.

The Compton Bassett Neighbourhood Plan reflects the community wide comments, concerns and aspirations for the future of Compton Bassett for existing and future generations and will form the basis for sustainable, sympathetic future development up to 2030.

Compton Bassett Parish Council intends to use the Compton Bassett Neighbourhood Plan as a strategic guide to prioritise its activities over the coming years between 2015 and 2030.

Once the Compton Bassett Neighbourhood Plan has been made it will form an integral part of Wiltshire Council’s development plan in the determination of future planning applications in Compton Bassett.

## Acknowledgements

Compton Bassett Parish Council would like to thank the residents of Compton Bassett and the principal members of the Steering Group (Dr. D. Coward, Dr. P. Alberry, Mrs N. Alberry, Dr. S. Izatt, Mr. J. Monk, Mrs A. Monk, Mr. R. Clark, Mr. C. Reis, Mr. P. Barnett and Mr. R. Buttle) for their various contributions to the Compton Bassett Neighbourhood Plan, the Sustainability Assessment, the Design Statement, the Scoping report, the Basic Conditions Statement, the Consultation Statement, the Equality Impact Assessment and the Habitats Regulations Assessment.

The detailed comments of Mr. D. King of Wiltshire Council without which the documents would not have taken their final form are also gratefully acknowledged.

With grateful acknowledgements to Wiltshire Council, Ordnance Survey and DEFRA for the use of detailed maps and other information throughout this document and to R.S. Milburn for permission to use the Briar Leaze aerial photographs in the Compton Bassett Neighbourhood Plan.

# Compton Bassett Neighbourhood Plan 2015 - 2030

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# Compton Bassett Neighbourhood Plan 2015 - 2030

## Introduction

1. The Localism Act (2011) reformed the planning system to give local people the opportunity to shape their community and, in 2012, this was re-enforced by the National Planning Policy Framework (NPPF 2012) to further help local people to agree appropriate Neighbourhood Plans for sustainable development in their community.
2. The Minister for Planning has stated that sustainable development is about change for the better so that we hand on a better world than the one we inherited and referred to protecting our natural and historic environment as well as improving our standard of design.

**“Our historic environment, buildings, landscapes, towns and villages  
can better be cherished if their spirit of place thrives, rather than withers”**

**“with no local plan in place there will be a presumption  
in favour of sustainable development”**

**“Planning permission must be determined in accordance with the development plan”**

3. The Compton Bassett Neighbourhood Plan is primarily about the use and development of land and buildings and will form the basis for determining local planning applications within the plan area. Once made, the Compton Bassett Neighbourhood Plan have the same legal force as any other part of the official Development Plan – the policy that controls what happens in terms of the use and development of land.
4. The Compton Bassett Neighbourhood Plan has been subject to a Sustainability Assessment, incorporating the requirements of a Strategic Environmental Assessment and covers the entire Parish. The Plan and the various supporting documents, including a detailed Design Statement, address the future need for both physical development and infrastructure developments to ensure a continuing benefit to the whole of the local Community.
5. The Compton Bassett Parish Council intends to use this Plan as a strategic guide to prioritise its activities over the coming years.

This Plan was supported by a suite of documents, covering a wide range of topics in considerable detail. These documents can be found on the Parish Council’s website and include:

An extract of Wiltshire Council’s Core Strategy, as it directly relates to the Parish of Compton Bassett.

A summary of the Neighbourhood Planning Regulations.

A detailed Consultation Statement.

A detailed Basic Conditions Statement demonstrating that the Compton Bassett Neighbourhood Plan meets the basic conditions of Schedule 48 to the Town and Country Planning Act, 1990 and the Country Planning Act Schedule 4B, 8(1) (a).

The Compton Bassett Design Statement.

The Compton Bassett Equality Impact Statement.

A brief history of Compton Bassett.

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**Compton Bassett Neighbourhood Plan Vision & Objectives**

**Compton Bassett Neighbourhood Plan Vision**

*“To make Compton Bassett an even better place to live and work”*

**Compton Bassett Neighbourhood Plan Objectives**

The objectives for Compton Bassett Neighbourhood Area are set out below. These include both land use planning matters – which are addressed by the Policies of this Plan – as well as wider matters of concern to the local community, that the Parish Council will seek to address.

**Objective 1: Maintain and improve highly valued local assets**

**Objective 2: Maintain and improve local services for existing and new residents**

**Objective 3: Improve traffic safety and transport services**

**Objective 4: Sensitive development which protects and enriches the habitat and biodiversity of Compton Bassett**

**Objective 5: Encourage re-cycling, minimisation of the carbon footprint and the increased use of renewable energy within the Parish**

**Objective 6: Minimise the environmental impact of climate change on water resources and flood risk where possible**

**Objective 7: Preserve the character of Compton Bassett, conservation area, historic buildings and historic rights of way**

**Objective 8: Strengthen and support local economic activity**

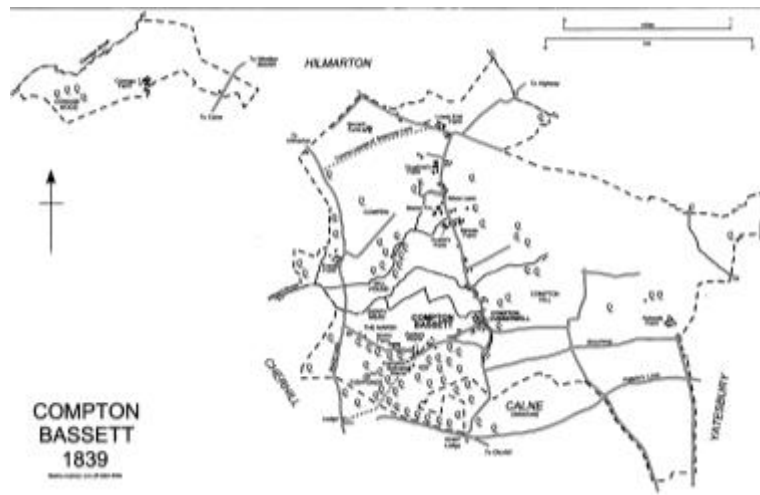
**Objective 9: Delivery of a high quality housing growth strategy tailored to the needs and context of Compton Bassett**

**Objective 10: Protection of rural landscape, AONB, visual amenity, local green space and air quality**

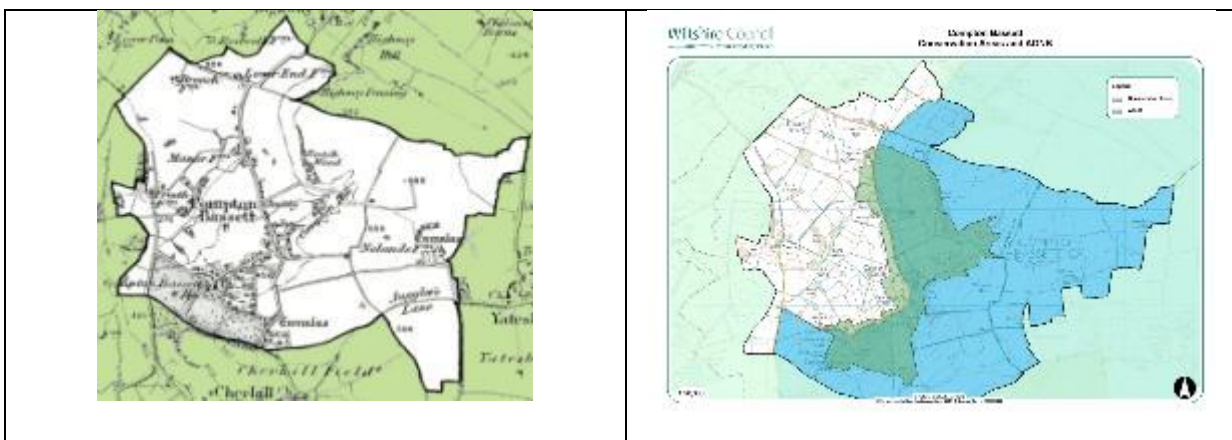
# Compton Bassett Neighbourhood Plan 2015 - 2030

## Compton Bassett Parish

6. Compton Bassett is a ribbon village in a high quality rural landscape situated 3.5km East North East of Calne on the edge of the Marlborough Downs in an area of outstanding natural beauty (AONB) known as the North Wessex Downs and close to the World Heritage sites of Avebury (5 miles) and Stonehenge (20 miles).
7. Compton Bassett is a very old settlement which is listed in the Domesday Book. The suffix Bassett is believed to have been taken from Lord Fulke Bassett who came over with William the Conqueror and who was the overlord of Compton Bassett, Royal Wootton Bassett, Winterbourne Bassett and Hinton Bassett.
8. In 1341, the parish consisted of a main part (Compton Bassett which included an area known as Compton Cumberwell) and a detached part named Cowage to the north-west (see below) which was transferred to Hilmarton in 1883 reducing the parish to 1042 hectares.



9. A more modern boundary of Compton Bassett Parish was defined in the north-east where it followed the contours of a steep escarpment for 500 m, and in the west and north-east it follows various ancient streams, roads and tracks. The Compton Bassett Parish boundary has since changed, as shown below (right hand map), with the conservation area and AONB.



With acknowledgements to Wiltshire Council & Ordnance Survey

## Compton Bassett Neighbourhood Plan 2015 - 2030

10. The new boundary now represents the Compton Bassett designated area to which the Compton Bassett Neighbourhood Plan refers, as shown below.



**With acknowledgements to Wiltshire Council & Ordnance Survey**

11. The western scarp of the Marlborough Downs crosses the parish on a roughly north-south line passing immediately east of the village with extensive chalk outcrops on the downland to the east, Gault Clay and Lower Greensand outcrops to the west, and Upper Greensand outcrops on the face of the scarp and extensive coral rag outcrops towards Cowage. On the top of the scarp, the downland slopes gently to the east towards Avebury and to the west of the scarp the land falls to below 85m and is drained towards Calne by Abberd brook.

## Compton Bassett Neighbourhood Plan 2015 - 2030

12. Compton Bassett is a small village of some 97 properties with a well-defined, close knit Community of around 220 people. Compton Bassett has a distinctive village architecture of chalk walled houses, stone-mullioned windows, dormer windows, brick quoins, gabled roofs and covered entrance porches, as shown below.



13. The particular geography, heritage, architecture and scale of Compton Bassett combine to make it a distinctive and separate entity from the adjoining Parishes of Cherhill, Hilmarton and Calne and the Community is linked by its main historical focal points (public amenities): The White Horse Inn, Compton Bassett Church (St. Swithin's) and the Benson Village Hall.



14. The village also contains a number of listed buildings, such as Dugdale's House circa 1739, Compton Bassett House and Manor Farm, as shown below.



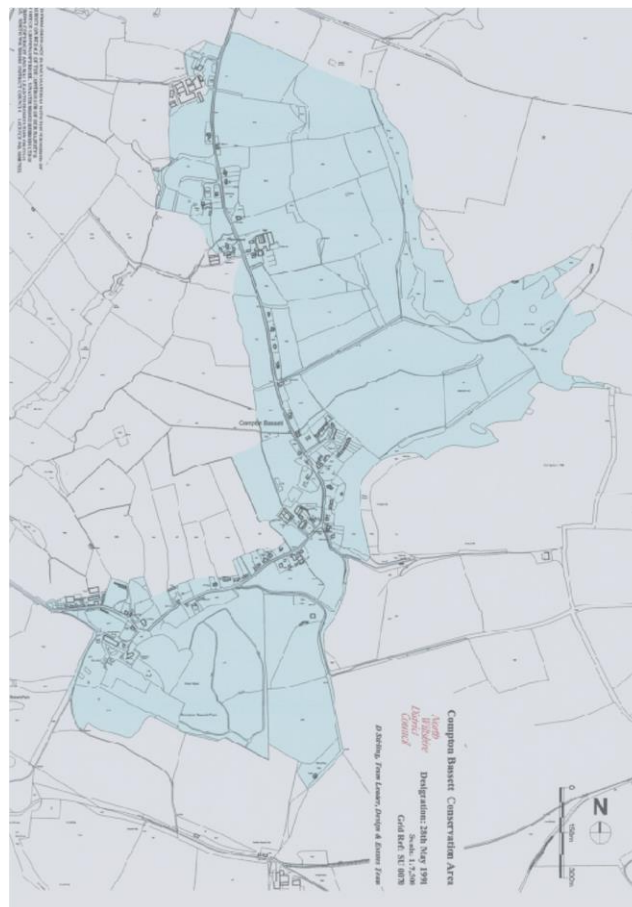
# Compton Bassett Neighbourhood Plan 2015 - 2030



15. In addition, there is a small social housing development consisting of around 20 houses at Briar Leaze in the centre of the village which has its own distinctive architectural style, as shown below.



16. The heart of the Compton Bassett Parish is a designated conservation area, as shown below.



**Compton Bassett Conservation Area**  
**(With acknowledgements to Ordnance Survey and Wiltshire Council)**

## Compton Bassett Neighbourhood Plan 2015 - 2030

17. Conservation areas are valued for their distinctiveness, visual appeal and historic character. Research by the London School of Economics and English Heritage has found that this value is usually reflected in the price of properties and their rate of appreciation compared to properties in other areas, even after adjusting for location and other factors.
18. However, living in a conservation area means that some additional planning controls and considerations will apply to all properties within the conservation area in order to provide protection for those historic and architectural elements within Compton Bassett which make the place special.
19. There are no extant tree preservation orders listed within Compton Bassett Parish but trees are also covered by the Article 4 Directions.
20. Hedgerows are covered by the Hedgerows Regulations Act 1997 where a hedgerow is defined as “important” if it is a stretch (or part of a stretch) of hedging which has existed for more than 30 years.
21. The surrounding landscape and landholdings consist of largely arable cultivation and managed pasture.
22. Compton Bassett Parish contains a number of archaeological features associated with stone age activity and the Late Medieval period or earlier agricultural activity, including a field system which survives as a “below ground” feature and the remains of two Saxon water mills (green star), which are scheduled monuments of national significance in what is the wooded valley known as Abberd Brook, as shown on the map below.



23. Compton Bassett is also close to two world heritage sites, Avebury (5 miles) and Stonehenge (20 miles) which should not be allowed to be affected in any way by any proposed developments in Compton Bassett.

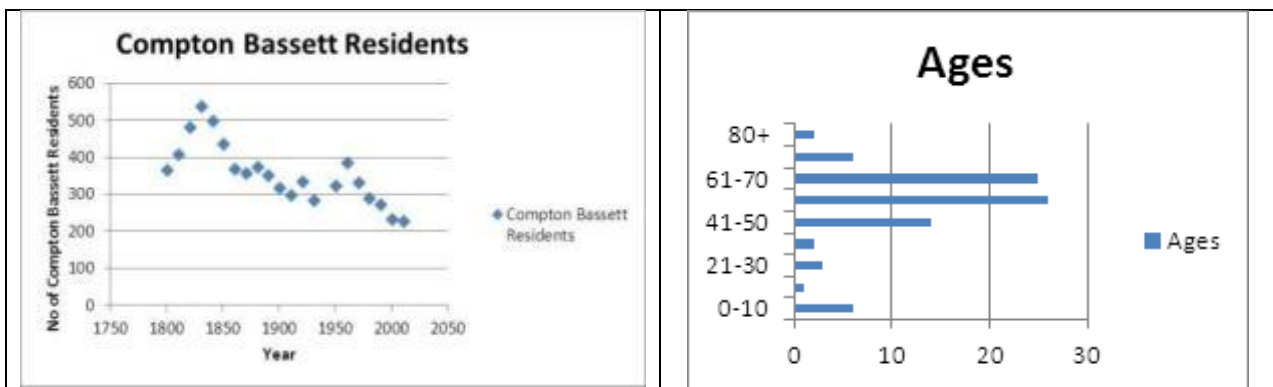
# Compton Bassett Neighbourhood Plan 2015 - 2030

## Existing Community Demographics and Businesses

24. Within the Compton Bassett Neighbourhood Plan Area there are some 97 properties accommodating 223 villagers (2011 census) with the following existing community demographics. In a 2013 survey, questionnaires were returned from 47 properties, representing the views of 85 (38%) individuals, 60 of whom came to a discussion and feedback presentation in Compton Bassett Village Hall to determine the main elements of the Plan.

### Existing Community Demographics

25. The age distribution of the 85 individual respondents, all of Caucasian ethnicity shows that around 70% of the sample is over 50 with nearly 40% over 60 as follows:



Compton Bassett Residents (2011 Census) and Age Distribution (2013 Questionnaire)

### Businesses

26. There are a significant number of farms and other businesses within Compton Bassett Parish:

**Farms:** Dugdales Farm, Manor Farm (comprising Austins Farm, Street Farm, and Manor Farm), Compton Farm, Buttle Farm (formerly Home Farm), Freeth Farm and Nolands Farm.

**Businesses:** There are around 24 businesses which cover a diverse range of services including a public house, dairy farming, rare breed pig farming, sheep farming, holiday lets, residential lets, bed and breakfast, telecommunications, web site design, international power station engineering consultancy, electrical services, building services, plumbing, professional artists, vintage car sales, mobile catering, investment management, garden services, hair dressing, accountancy and public relations and communications management.

27. In addition, a significant number of people (around 25% or 52 out of 223 villagers) are known to work from home on a permanent or occasional basis, relying on the internet for connectivity.
28. Compton Bassett Parish Council believe that appropriate rural employment and the ability to be able to work from home is socially desirable and environmentally preferable and should be encouraged, particularly by the development of internet connectivity and broadband speeds throughout Compton Bassett which would improve the long term sustainability of Compton Bassett by reducing the need to travel.

# Compton Bassett Neighbourhood Plan 2015 - 2030

## Compton Bassett Objectives and Policies

### *Objective 1: Maintain and Improve Highly Valued Local Assets*

29. Compton Bassett includes a number of local assets that are highly valued by the community. These include:

**Compton Bassett St Swithin's Church – Grade I listed & 3 Grade II listed monuments**

**War Memorial – Grade II Listed**

**Public Amenities: Benson Village Hall; White Horse Inn; Briar Leaze Playground, Village Pond, The Village Paddock and Village Cricket Pitch**

30. Compton Bassett Parish Council believe that each of the actual current uses of these various assets and open spaces enhances the social well-being and social interest of the local community.

<b>St Swithin's Church</b>	<b>War Memorial</b>	<b>Benson Village Hall</b>
		
<b>White Horse Inn</b>	<b>Benson Village Hall Open Space and Playground</b>	<b>The Village Pond</b>
		
<b>The Village Paddock</b>		<b>The Village Cricket Pitch</b>
		

## Compton Bassett Neighbourhood Plan 2015 - 2030

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31. Compton Bassett includes a number of local assets that are highly valued by the community. These include thirteen Grade II Listed Buildings: Alley Cottage, 59 Compton Bassett, Barn & Stable, (Alley Cottage), Compton Farmhouse, Dugdale's House, Manor Cottage, Pond Cottages, Street Farmhouse, The Alms Houses, The Manor House, The Old Rectory and White's House.

***St Swithin's Church:*** St Swithin's Church is a Grade I listed building which was built out of rubble and freestone in the 12<sup>th</sup> century. It has an aisled chancel together with a north vestry, an aisled and clerestoried nave with a north porch, and a west bell tower.



The church contains a particularly ornate carved stone rood screen which was added in the 15<sup>th</sup> century.



***Local Pub:*** The village is served by a village pub, The White Horse Inn, which is at the centre of life in the village and has an historical and conservation significance equivalent to some of the listed buildings in the village. The Steering Group strongly felt the need to state that the Village needs to keep its remaining pub open for business in the future in order to preserve the character of the village. This view was also strongly supported by the village Questionnaire returns in 2013.



## Compton Bassett Neighbourhood Plan 2015 - 2030

**Benson Village Hall:** The Benson Village Hall was also a highly valued village asset as a community hub and social focus which is used for Compton Bassett Village Fete, Jubilee Celebrations, amateur dramatics (CHADS), rural arts performances and minor sporting events together with many other ad hoc local events.

The Questionnaire respondents wanted an increase in Benson Village Activities with many varied suggestions including indoor sports (badminton, bowls, archery); keep fit (yoga, pilates, zumba); social evenings (bingo, quiz, film nights); dancing (dance classes, dances); arts & crafts; various clubs (coffee, lunch, gardening) and an autumn vegetable show.



### ***Objective 1: Maintain and Improve Highly Valued Local Assets***

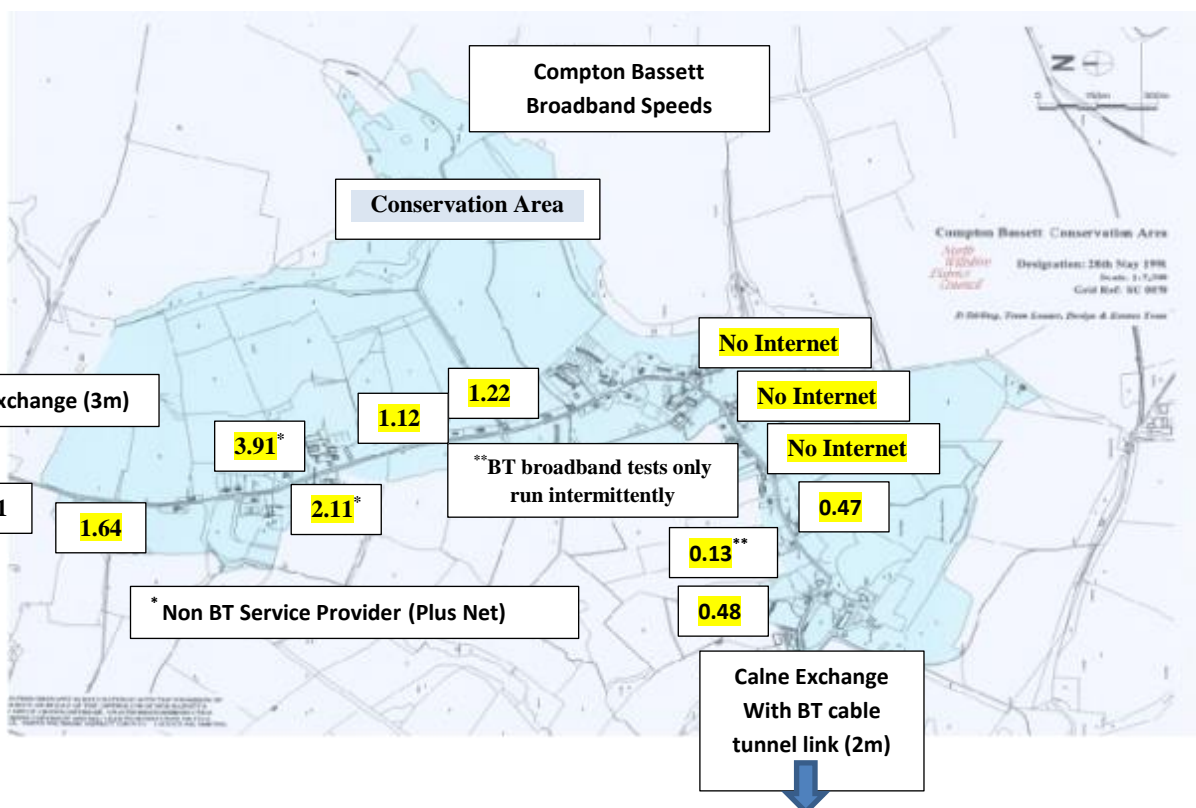
***CBNP Policy 1: Development must respect local character. The maintenance and/or improvement of local assets highly valued by the local community will be supported.***

# Compton Bassett Neighbourhood Plan 2015 - 2030

## Objective 2: Maintain and Improve Local Services for Existing and New Residents

**Broadband Connectivity:** Broadband connectivity is a key issue for Compton Bassett.

32. For Compton Bassett, the main issue is being able to connect to the internet rather than access to super-fast broadband, albeit any internet connection has to have a workable minimum broadband speed which is likely to be around 2 Mb/s.
33. The village is served from 2 exchanges located at a distance of 2-3 miles from either end of the village which extends to a total length of 2 miles. The wire connections are reported to be aluminium, so that the signal degrades rapidly through the village to the point where the signal strength is not sufficient to carry broadband at any speed.
34. Questionnaire respondents (67%) expressed dissatisfaction with internet access and 91% were dissatisfied with the internet speed.
35. For those who are able to obtain an internet connection, **actual** internet download speeds are slow (in the range 100-500 kb/s) for the majority of the village.
36. The average speed across the end of the village served by the Calne exchange, as measured by the BT speed measurement service is around (0.36 Mb/s) which is well below the BT acceptable speed (1.2 Mb/s) and around 10 times slower than the BT baseline target level of 2-4Mb/s which the village would find entirely satisfactory. Note: In a recent independent survey, the **actual** download speeds were up to 10 times slower than those measured by the BT broadband speed measurement service, as shown below.



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37. Wiltshire Council have recognised the importance of broadband access for rural communities and has the objective that:

***“All premises within Wiltshire to have access to a minimum broadband service of 2Mb/s achieving the Government’s goal to ensure delivery of Standard Broadband to virtually all communities in the UK. A minimum of 85%, (possibly 95%) of premises will be able to access the higher performing next generation superfast broadband access by 2015”***

38. For Compton Bassett, the situation is complicated by the fact that 2 separate exchanges serve the village with better (but largely inadequate) connection from the Hilmarton exchange. BT are currently evaluating this exchange and the results are to be reported in 2015, with the possibility of an upgrade in line with Wiltshire Council’s target.
39. Ironically, the other half of Compton Bassett which is served by the Calne exchange is within an area which has a super-fast broadband service (20 Mb/s), albeit there is no connection whatsoever for a number of residents in the centre of the village and very poor internet connection speed for the rest of this half of the village. To make matters worse, the fact that this half of the village is within an area which already “has” superfast broadband, the broadband service cannot even be reviewed until March 2016, when even then there is no guarantee that an internet service will be provided.
40. Compton Bassett is uniquely disadvantaged because it is a conservation area where it is not always possible to fit common technical alternatives such as satellite, mobile and commercial CRB/cable alternatives.
41. Satellite dishes would not be allowed on the front of Grade II listed buildings and often would not work on the rear of the buildings. In addition, in some cases satellite is not technically possible due to the proximity of the steep escarpment to the east of the village.
42. Mobile phone services in the village are poor (89% of questionnaire respondents) with only 11% of the village having adequate-acceptable mobile phone signal (towards the southern end of the village) which severely limits access to 3G and 4G broadband. This is largely due to the escarpment to the east of the village and the location of the mobile telephone masts of the various service providers.
43. Commercial CRB/cable alternatives are unlikely to be economic and/or work due to the configuration of the village and the number of trees.
44. Whilst poor connectivity affects the whole village, our elderly residents are unable to access basic amenities like shopping and health care and the younger members are unable to research and submit schoolwork on time as internet connectivity is assumed by local academic institutions. There are additional issues affecting Compton Bassett businesses which are dealt with in a later section.
45. Both the government and BT have professed a commitment to supporting local rural areas which has clear economic, social and environmental benefits. Compton Bassett has a strong social, demographic and commercial imperative for gaining improved broadband service within an acceptable timescale.



## Compton Bassett Neighbourhood Plan 2015 - 2030

46. The Steering Group have formed a small committee to take this issue forwards and a further questionnaire has been issued specifically to address broadband issues.

**Emergency Services:** Emergency service providers need to monitor their service delivery models to ensure that response times to remote areas, i.e. the Village, are maintained at national standards. The Steering Group believe that the response times of the emergency services is an important community attribute.

**Health Services:** Health services are critical to the sustainability of any community. The Steering Group believe that even though Compton Bassett is a small settlement with no health services provided directly within the Parish, other than home care, it is important that health service providers continue to provide for the Parish needs as it develops over the next 15 years.

**Education Services:** The Parish does not have any schools within its boundaries, but mindful of any growth in the population of school going youngsters in the Parish, it is important to ensure that the Education Authority continues to provide for the Parish needs. In this respect, access to broadband services for school work research projects is becoming increasingly important and unfairly disadvantages village residents who live in areas for which broadband services are not currently available.

### **Other Services:**

Fire Hydrants are provided along the main road at marked points for access by the local fire services, as required, and are thought to be entirely adequate for the needs of Compton Bassett.

Power is supplied by overhead cables to Compton Bassett and is vulnerable to disruption from falling trees during periods of strong winds and lightning strikes.

There are no operational public telephone boxes in Compton Bassett despite them being essential as mobile telephone service reception is severely limited by the local escarpments throughout most of the village.

Bus Services (Connect 2) are provided by Wiltshire Council with a bus shelter located next to the Benson Village Hall.

### **Objective 2: Maintain and Improve Local Services for Existing and New Residents**

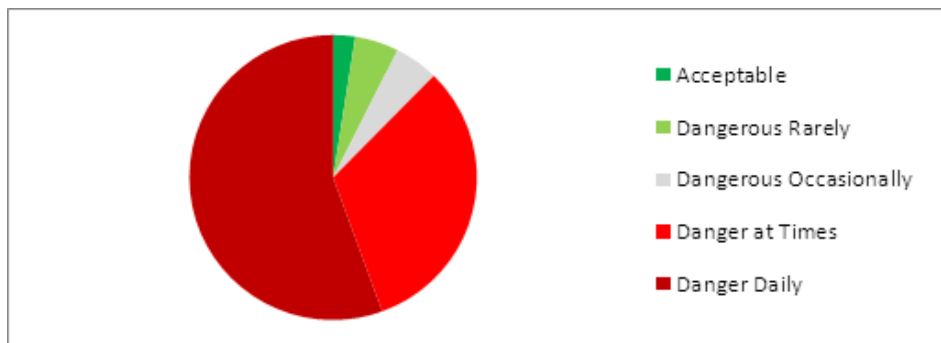
***CBNP Policy 2: The improvement of local infrastructure and facilities that benefit the community will be supported. In particular, support will be given for the development of telecommunications and high speed broadband, subject to installations being the minimum required for efficient operation of the network. Existing structures should be used in the first instance and where new sites are justified, equipment should be designed to respect local character.***

# Compton Bassett Neighbourhood Plan 2015 - 2030

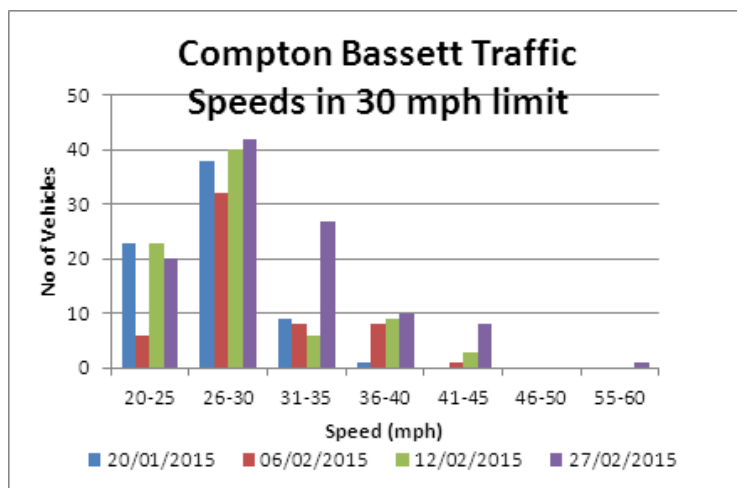
## Objective 3: Improve traffic safety and transport services

**Transport-Cars:** Around 88% of the questionnaire respondents use a car as their main mode of transport and around 80% of the village Community access their properties via the single road through the village. However, 93% of the village questionnaire respondents thought that speeding traffic was a significant problem in the village and 55% thought that this was dangerous on a daily basis, particularly as there are only limited pavements on one side of the road and only through a small part of the village.

47. This is a key issue for the Compton Bassett Neighbourhood Plan as not only is it noisy, dangerous and illegal, but it detracts significantly from rural village life and would potentially restrict future local business development in the village.



**Speeding Traffic in Compton Bassett:** The neighbourhood speedwatch team have identified that around 30% of all vehicles break the 30 mph speed limit through the village at peak times on a typical day, with a significant fraction driving at 40-60 mph in the 30 mph zone past the entrance to Briar Leaze towards the centre of the village. Note: Briar Leaze has the highest concentration of children in the village.



48. The Steering Group wish to see the Neighbourhood Plan address the high numbers of commercial vehicles (including large Heavy Goods Vehicles) and cars which currently travel through the Parish using the only road as a “rat run” between the A4 and A3102, often at high speed well in excess of the speed limits, as shown in the traffic speed data above.

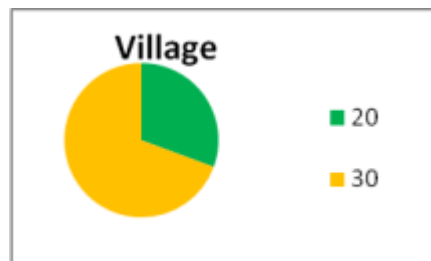
49. The Questionnaire respondents indicated that 83% would be in favour of a Traffic Regulation Order which would allow access to Compton Bassett but not allow it to be used as a “rat-run”

## Compton Bassett Neighbourhood Plan 2015 - 2030

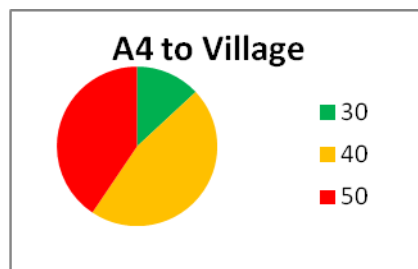
between the A4 and A3102. In addition, 36% would be in favour of traffic calming measures and 24% would be in favour of more signage.

50. The suitability of existing speed limits was also examined in the questionnaire. The current speed limits are 60 mph between the A4 and Compton Bassett; 30 mph through the central part of the village and 60 mph through the rest of the village to the A3102, where the speed limit reduces to 50 mph.
51. It is clearly unsatisfactory and illogical that the major road (A3012) should have a lower speed limit (50 mph) than the minor road through parts of the Village where the speed limit within the Village boundary is 60 mph. This is further exacerbated by the lack of pavements through the majority of the village and the tendency of large vehicles (vans, HGVs, tractors, trailers) to run onto the verges when faced with an oncoming vehicle, putting pedestrians, dog walkers and horse riders at risk.

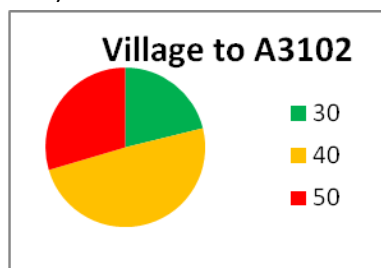
**Speed Limit in the Village:** The majority of the village (69% of respondents) are satisfied with the 30 mph speed limit through the centre of the village, although 30% would prefer the speed limit to be reduced to 20 mph.



**Speed Limit A4 to the Village:** The majority of the village (87% of respondents) thought that the speed limit of 60 mph from the A4 to the village should be reduced, 41% wanted the speed limit reduced to 50 mph (as for the A3012) and 46% wanted it to be further reduced to 40 mph.



**Speed Limit Village to A3012:** The majority of the village (80% of respondents) thought that the speed limit of 60 mph from the A4 to the village should be reduced to between 40-50 mph, 30% wanted the speed limit reduced to 50 mph (as for the A3012) and 49% wanted it to be further reduced to 40 mph.



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52. In order to address the excessive speed through the village and the use of the village as a rat run, the Steering Group believe that a variety of measures should be examined as part of the infrastructure development within the Neighbourhood Plan to improve the quality of village life and help to promote the growth of appropriate local businesses within Compton Bassett for whom the single road is the main access for their homes and businesses. The questionnaire respondents indicated that 83% would be in favour of a Traffic Regulation Order (which would limit the village primarily for access), 43% wanted traffic calming measures and 29% wanted more signage.

**Transport-Buses:** The current Connect 2 bus timetables meet the requirements of 84% of the questionnaire respondents but an improved evening service would be appreciated. The Steering Group believes that to encourage less reliance on cars by residents and workers in the community and to support viable local district shopping facilities, the bus frequencies should, at the very least, be maintained at the current frequency during daytime and early evening hours.

**Transport-Heavy Goods Vehicles:** Compton Bassett currently has a weight restriction of 7.5te for heavy goods vehicles (HGVs) and is generally unsuitable for the passage of large HGVs due to the narrowness of the single road through the village and the presence of several sharp, right angle, blind bends. Unfortunately, large HGVs which exceed the 7.5te weight limit do access the village from time to time causing damage to verges, drainage ditches, road surfaces and pavements, as shown below. The large HGV traffic is largely due to the proximity of a large temporary Materials Recovery Facility, Waste Transfer Facility and temporary Landfill Site at the edge of the village which has HGV movements of up to 350 per day, with the inevitable “stray” passing through the village.



53. Compton Bassett Parish Council will seek to maintain and improve the signage at either end of the village, particularly at the A3102 where it is difficult for HGVs to turn round once they have entered the Parish and so are constrained to pass through the whole village.

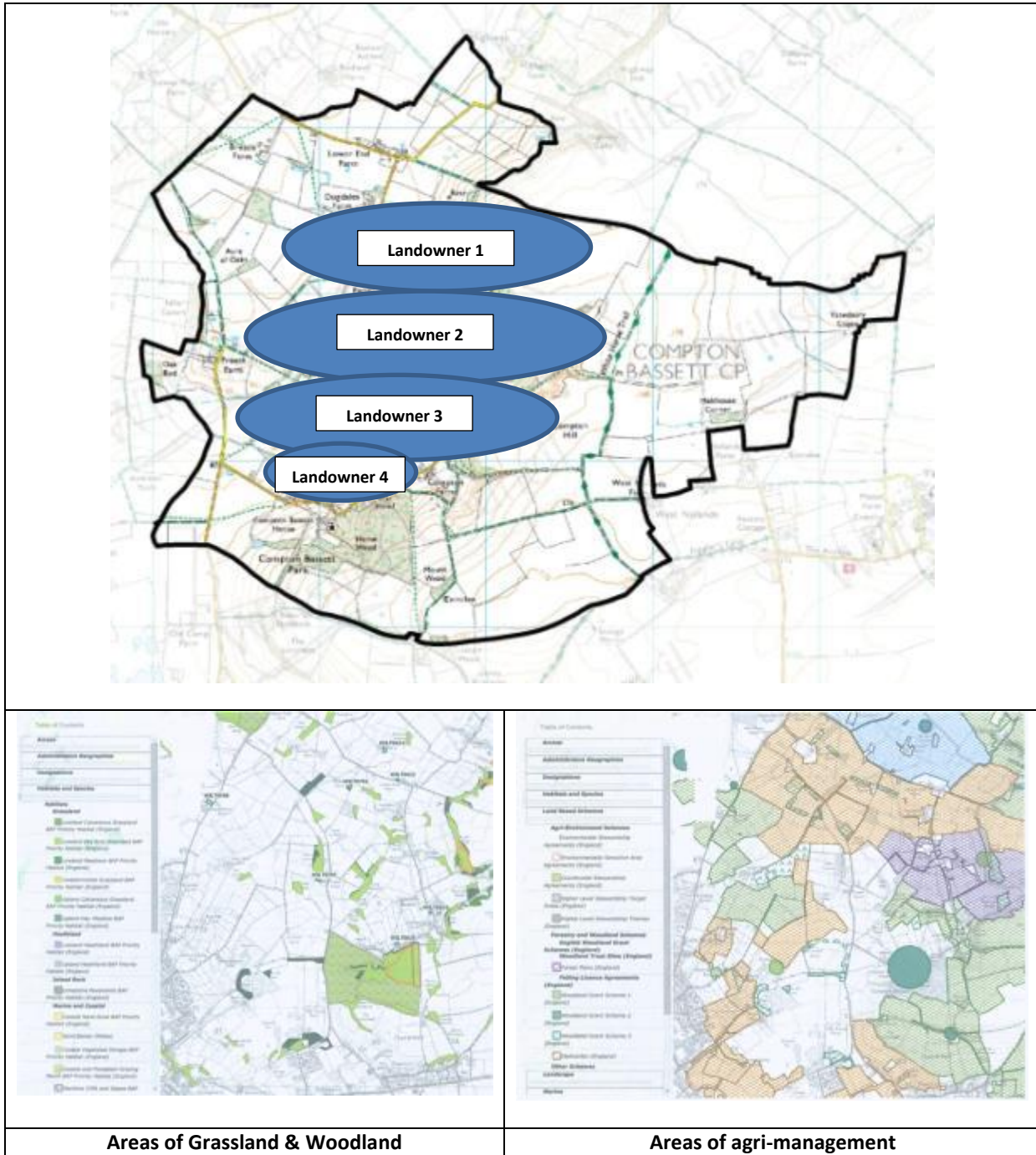
### ***Objective 3: Improve traffic safety and transport services***

**CBNP Policy 3: Development that will result in severe impacts on highway safety will not be permitted.**

# Compton Bassett Neighbourhood Plan 2015 - 2030

## *Objective 4: Sensitive Development which protects and enriches the habitat and biodiversity of Compton Bassett*

**Environment – Habitat:** The Compton Bassett designated area consists mainly of grassland, arable land and mature woodland which are managed by the 4 major landowners by means of a variety of agri-environment schemes, as shown below:



54. Landowners 1 & 3 are predominantly arable farmers, Landowner 2 is an organic dairy farmer and Landowner 4 is a rare breed pig farmer.

## Compton Bassett Neighbourhood Plan 2015 - 2030

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55. The extensive woodlands contain a typical mixture of mature deciduous trees, notably with some old oaks, 200 year old beech trees and large willows. The woodland is managed so as to encourage wildlife by leaving dead timber and ivy on mature trees.
56. A new mixed deciduous wood (Hayden Wood) has been recently planted (Landowner 4).
57. Cattle grazing (Landowner 2) produces a more varied sward than sheep grazing but a limited and controlled amount of sheep and cattle grazing is carried out in restricted areas (Landowner 3) with rare breed pigs being farmed by Landowner 4. Note: The area farmed by Landowner 4 is not intensive and large areas have been left to encourage wildlife and include a newly planted area of woodland – Hayden Wood).
58. Land Management to protect environmental features include (but are not limited to) no applications of lime or pesticides, except in the case of non-organic arable land for the control of spear thistle, creeping thistle, curled dock, broad leaved dock, common ragwort, nettles, and other undesirable species where herbicides may be applied outside the organic management area.
59. Undesirable weeds are generally controlled by topping and hand pulling in organic areas with additional control by spot spraying and weed wiping in non-organic areas.
60. Semi-improved and/or rough grassland is managed to provide good conditions for Priority Habitat types on calcareous grasslands and includes some green lanes enclosed by mature hedges which support a number of wildflower species and provide a diverse habitat for a number of invertebrates which benefits a number of farmland birds, including the tree sparrow and yellowhammer.
61. Land Management is carried out at both the Entry Level Stewardship level (Landowners 1, 2, 3 & 4) or the Higher Level Stewardship (Landowners 2 & 3).
62. The Land Management of Higher Level Stewardship (HLS) also includes restrictions on land being levelled, in-filled, used for the storage or dumping of materials or used by motor vehicles or machinery, except where necessary for the management of the land, where this would be likely to cause damage from rutting or compaction of the soil or otherwise damage any areas under Land Management.
63. In addition, fires are prohibited (including the burning of trash or cuttings) where they could cause damage to features of archaeological and/or historic interest or within 10 meters of tree canopies or on any areas managed for their wildlife habitat interest. Note: This does not restrict the ability to manage heathland vegetation by controlled burning in compliance with the Heather and Grass Burning Regulations 1986.
64. Further restrictions include organised games, sports, rallies, camping, caravanning, shows and sales events where this is likely to damage areas being managed for their wildlife, archaeological and/or historic interest and is likely to cause unreasonable disturbance and/or unreasonable restriction to Public Rights of way or “access land” as designated under the Countryside and Rights of Way Act 2000 together with metal detecting and archaeological fieldwork on all archaeological sites unless agreed with Natural England in writing.

## Compton Bassett Neighbourhood Plan 2015 - 2030

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65. Within the Plan designated area, arable land management (HLS) of hedgerows follows the Hedgerows Regulations 1997 and includes some uncut hedgerows and a minimum height/width of around 2m/0.75m. Hedgerows with very high environmental value which support target species of farmland birds, insects or mammals such as the tree sparrow, brown hairstreak and dormouse and hedgerows which make a significant contribution to the local landscape character and/or historically important boundaries are also carefully managed.

**Environment – Biodiversity:** The Neighbourhood Plan designated area is very rich in flora and fauna which are carefully managed by the 4 main landowners in the village by a variety of agri-management schemes.

66. The designated area contains a diverse range of flora which are typical of calcareous (chalk) grasslands and woodlands. In particular, there are cowslips and rare bee orchids (Landowner 2).
67. The HLS Land Management includes careful management of the flora by using diverse grass margins 6 metres wide alongside arable cropping where the grass margin/strip is managed by a programme of sequential cutting to provide habitat and foraging sites for insects and wild birds. The flora rich grass margins reinforce field boundary patterns, strengthen the overall landscape of the area and provide protection for important historic features and sensitive habitat which could be damaged by agricultural operations and diffuse pollution.
68. These 6 metre grass margin areas are allowed for grazing during late autumn/early winter but not during Spring/Summer due to the presence of flowering plants in the grass margins which boost the availability of essential food sources for a range of nectar feeding insects including butterflies, bumblebees and bees. In addition to the 6m grass margins, Landowner 3 also maintains a field circa 1 hectare specifically dedicated to nectar flowers together with a similar size wild flower hay meadow and large pond and Landowner 2 maintains a variety of wild plant species in the “Sunflower field” behind Starve Knoll and adjacent to a second field which provides a plentiful supply of natural seed for wild bird seeds.



69. Within the designated area such species are reported to include various species of mouse, shrew, stoats, weasels, grass snakes, slow worms and great crested newts. In fact the area is noted for the prevalence of slow worms and grass snakes and the AONB has a significant population of butterflies which “spill over” into the village during the summer.

## Compton Bassett Neighbourhood Plan 2015 - 2030

70. The designated area is particularly rich in bird species which were surveyed by the British Trust for Ornithology (Mr. E. Escott) as a breeding bird survey in April and July 2012 for a circuitous walking route within the 1km area shown below (landowner 2) and were listed as:

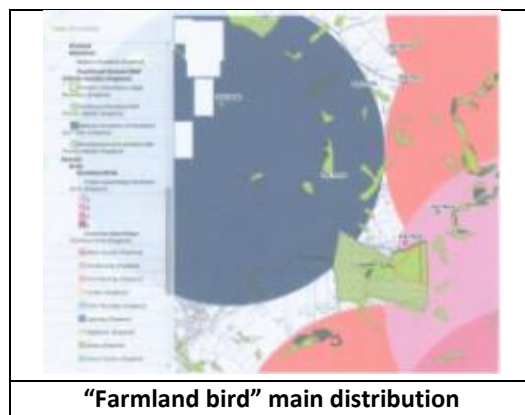


	Bird Species	No in April 2012	No in July 2012
1	Blackbird	11	15
2	Black Cap	1	6
3	Blue Tit	12	4
4	Bullfinch	1	2
5	Buzzard	2	2
6	Carrion Crow	4	7
7	Chaffinch	18	8
8	Chiffchaff	5	4
9	Coal Tit	2	Not Seen
10	Corn Bunting	1	1
11	Dunnock	1	7
12	Garden Warbler	Not Seen	1
13	Goldfinch	2	12
14	Goldcrest	Not Seen	5
15	Great Spotted Woodpecker	1	Not Seen
16	Great Tit	Not Seen	4
17	Jay	1	2
18	Linnet	2	2
19	Nuthatch	1	Not Seen
20	Pheasant	4	1
21	Pigeon	46	25
22	Red Leg Partridge	2	Not Seen
23	Robin	3	3
24	Song Thrush	1	1
25	Skylark	5	Not Seen
26	Swallow	2	1
27	White Throat	Not Seen	8
28	Willow Warbler	1	Not Seen
29	Yellowhammer	1	1



## Compton Bassett Neighbourhood Plan 2015 - 2030

71. In addition, to the bird species listed above, the following bird species have also been commonly observed within the Plan designated area: rooks (there are several large rookeries in the village), red kite, kestrels, swifts, green wood pecker, magpies, barn owls, long eared owls and tawny owls. In recent years lapwings have also been observed near Barnett's Barn at the top of Hoopers Lane within the AONB (Landowner 3).
72. There are known to be active swallow nests in the land/buildings managed by Landowner 4 and Barn Owls have roosted (but not nested) in one of the farm buildings but nevertheless a barn owl box has been installed in the building.
73. The target "farmland birds" relating to the arable land in the designated area include lapwing (blue) and corn buntings (pink), are distributed as shown below.



74. Arable fields support more breeding skylarks than any other habitat, particularly in large open fields with vegetation less than 50cm high where the breeding season can extend from April to August with up to 3 nesting attempts and can be accommodated by normal arable rotation. The HLS Land Management includes leaving unsown plots with an area of around 16m<sup>2</sup> spaced at a density of around 2 plots per hectare located away from field boundaries, margins, tree lines and woods (fields less than 10 hectares only).
75. The designated area contains dairy cows (Landowner 2) and other cattle and sheep (Landowner 3) also graze on appropriate fields in the summer within the managed field boundaries and managed area which provides appropriate environmental protection. In addition, Landowner 4 farms several types of rare breed pigs outside the AONB limits including saddlebacks, large blacks, oxford sandy & blacks and mangolitzas.
76. A number of private individuals keep small numbers of sheep, goats, ducks, geese, rabbits and ferrets together with various breeds of domestic dogs. In relation to domestic dogs, it is important for all owners in the designated area to exercise appropriate control over their animals at all times to avoid unnecessary distress to the dairy cows, cattle, sheep and pheasants.
77. The Plan designated area also has a significant deer population (roe and muntjac) with large indigenous populations of badgers, weasels, stoats, rabbits, various types of mice and water voles in the water courses.
78. There is also a significant population of bats within the designated area. The land/buildings managed by Landowner 4 were surveyed by the Dorset Wildlife Trust in August and September

## Compton Bassett Neighbourhood Plan 2015 - 2030

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2009 and showed significant soprano pipistrelle and long eared bat activity together with the presence of yellow underwing moth wings left by feeding bats. The survey concluded that the site *“has generally good potential for roosting bats as a range of buildings are present with varying crevices for bats”* and Landowner 4 has installed a number of roof access points together with bat boxes for roosting bats and bat friendly habitats as advised by Dorset Wildlife Trust. The site is also surrounded by farmland and some good hedgerows that would act as flight lines to small areas of woodland and to the large areas of woodland to the south east of the farm site.

79. This survey is likely to be typical of the designated area as there are numerous similar farm buildings, hedgerows, small woodland areas and large woodland areas.
80. The biodiversity is also protected by the Wildlife and Countryside Act 1981 which consolidates and amends existing national legislation for the Conservation of European Wildlife and Natural Habitation. The Act provides protection for birds, animals and plants whereby it is an offence to kill wild birds and take their eggs (with the exception of some species by authorised persons, the most common of which in Compton Bassett Parish are crows, jackdaws, magpies, pigeons and rooks), to kill wild animals and interfere with their shelter (with the exception of deer by authorised persons) and to pick up root or destroy protected species of plants. In addition, the Conservation (Natural Habitats) Regulations 1994 provides additional protection and Neighbourhood Plans are required to be scrutinised by various environmental bodies including Natural England and the Environment Agency.
81. The Hedgerows Regulations 1997 also apply to the Neighbourhood Plan area and give protection to hedgerows as important wildlife corridors, linking ancient woodlands and providing habitats for birds and small mammals.

### ***Objective 4: Sensitive Development which protects and enriches the habitat and biodiversity of Compton Bassett***

***CBNP Policy 4: The protection and, where possible, enrichment of the habitats and biodiversity of Compton Bassett will be supported.***

## Compton Bassett Neighbourhood Plan 2015 - 2030

### *Objective 5: Encourage re-cycling, minimisation of the carbon footprint and the increased use of renewable energy within the Parish*

**Local Recycling Facilities:** The Steering Group want Compton Bassett Parish to have a low carbon footprint. Good kerbside collection of recyclable and compostable materials is important and the Steering Group believe this must continue and be further improved over the life of the Compton Bassett Neighbourhood Plan.

82. Wiltshire's largest landfill site borders on the South West of the designated area and is "across the road" from the AONB, as shown below.



83. Landfill should be progressively phased out as more recycling is encouraged and the landfill temporary permission expires in 2022.

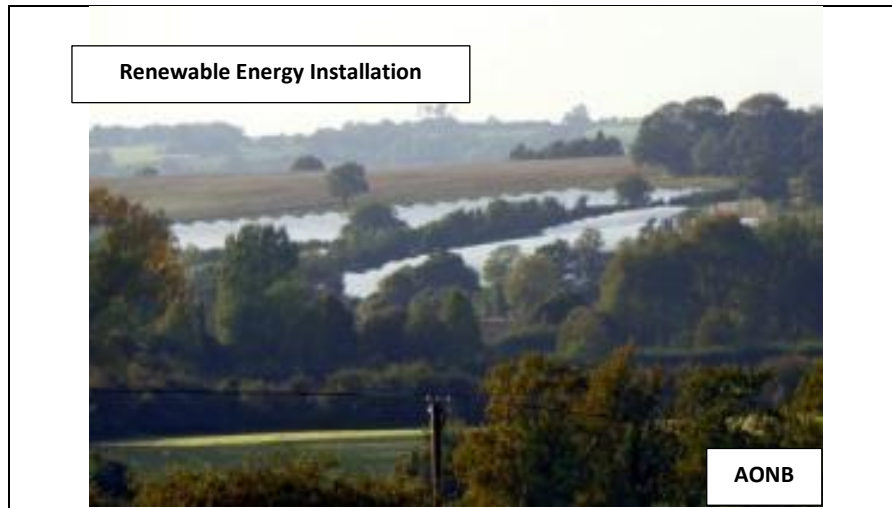
84. Although the landfill is visible from the AONB it is not visually intrusive for most parts of the AONB and, as it is at the bottom of the Compton Bassett escarpment, it is not visually intrusive for most parts of the Compton Bassett Conservation Area. However, as a landfill site, it does occasionally raise amenity issues relating to smells and windblown material.

**Minimise the Carbon Footprint of the Parish:** The Steering Group want to ensure that as the village develops in the future not only should the developments and improvements themselves be designed to minimise the carbon footprint but those developments should encourage further improvements by changing the habits of people who live and work in the Parish. Better access to cycle tracks, bridleways and footpaths together with improved broadband connectivity will all contribute to reducing the environmental impact of the Parish. The community should work with the various service providers to continue to improve the quality of cleanliness of public areas within the parish.

## Compton Bassett Neighbourhood Plan 2015 - 2030

**Renewable Energy:** Compton Bassett currently has a number of photo-voltaic installations for both local businesses and private households. The Steering Group want to encourage the responsible use of renewable energy whilst preserving the rural character of Compton Bassett.

85. There is also a large photo-voltaic (solar panel) energy farm which is also located adjacent to the Compton Bassett designated area and the AONB and which is visible from both locations.



86. The Parish Council generally supports standalone renewable energy schemes utilising solar panels, subject to local character considerations.

***Objective 5: Encourage recycling, minimisation of the carbon footprint and the increased use of renewable energy within the Parish***

***CBNP Policy 5: Proposals for development should encourage re-cycling, minimisation of the carbon footprint and the increased use of renewable energy within the Parish.***

***Proposals for wind turbines, biomass generators, anaerobic digestion plants and other energy from waste technologies will only be supported where they have an acceptable impact on landscape, particularly in and around the AONB and the Conservation Area; and where they have an acceptable impact on the following: visual amenity particularly in the AONB and Conservation Area; habitats and biodiversity; the historic environment; residential amenity, including noise, odour and safety; and agricultural land/soil.***

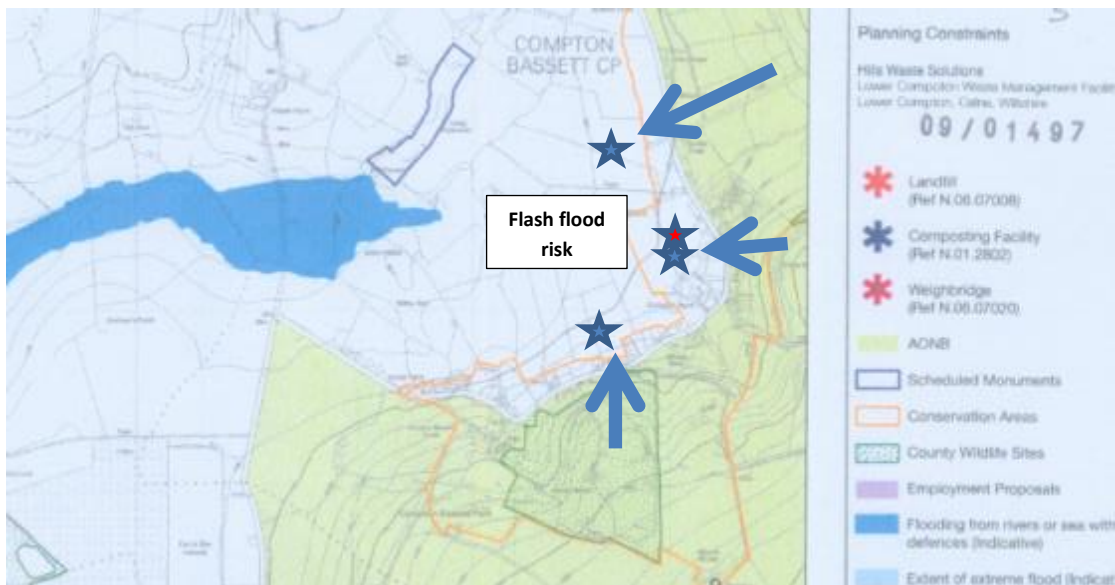
## Compton Bassett Neighbourhood Plan 2015 - 2030

### ***Objective 6: Minimise the environmental impact of climate change on water resources and flood risk where possible***

**Water Resources:** Drinking water is supplied to Compton Bassett by Wessex Water who source their supply from groundwater. The local chalk geology provides a natural aquifer and a plentiful supply of local run-off water such that houses in Compton Bassett had their own garden wells until quite recently.

**Flooding:** Flood ditches are maintained by local farmers and, in general, they are successful in preventing flooding. In recent years minor flooding has occurred at the Village Pond and heavy run-off down gullies from the escarpment between the War Memorial and the centre of the village has flooded a number of local houses. The most serious incident involved the storm drains, which lifted during heavy rain (December 2013) and released raw sewage onto the garden of a bungalow at the lowest point in the village. The incident was dealt with by Wessex Water.

87. Roadside drainage is an issue during periods of heavy rain and constant attention is required to ensure that the roadside ditches and drains are properly maintained. The position is exacerbated by large potholes (classed as over-runs by Wiltshire Council) but which extend into the road and are several inches deep. These need to be reported and repaired on a regular basis.
88. Compton Bassett Parish and the surrounding area contain two potential flood plains, as shown in dark and light blue on the map below. The on-wards drainage from the escarpment via the streams and ditches creates the main flood risk area (Flood zone 1) as shown in blue below.



**Acknowledgements to Wiltshire Council**

***Objective 6: Minimise the environmental impact of climate change on water resources and flood risk where possible***

***There is no policy associated with this objective***

# Compton Bassett Neighbourhood Plan 2015 - 2030

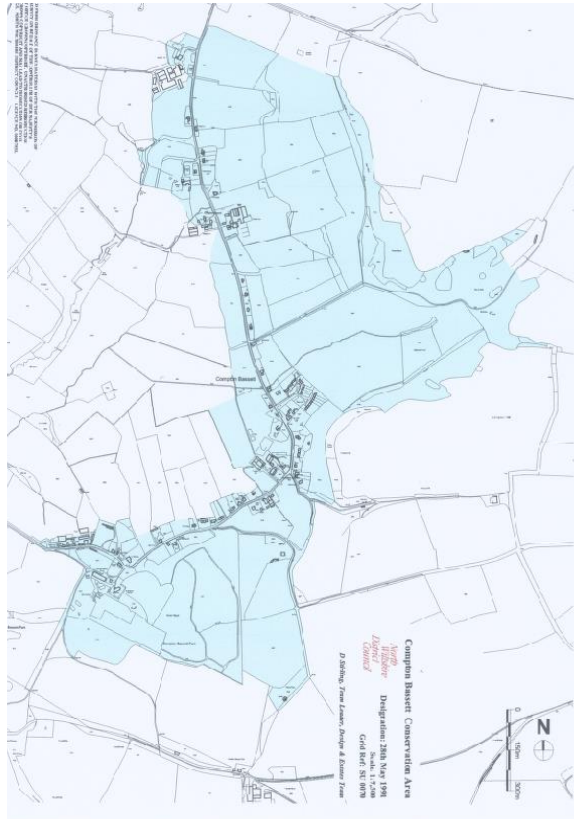
## *Objective 7: Preserve the character of Compton Bassett, conservation area, historic buildings and historic rights of way*

**Character of Compton Bassett:** Compton Bassett is a small village of some 97 properties with a well-defined, close knit Community of around 220 people. Compton Bassett has a distinctive village architecture of chalk walled houses, stone-mullioned windows, dormer windows, brick quoins, gabled roofs and covered entrance porches, as shown below.



89. The particular geography, heritage, architecture and scale of Compton Bassett combine to make it a distinctive and separate entity from the adjoining Parishes of Cherhill, Hilmarton and Calne.

**Conservation Area:** A substantial part of the Village was designated as a Conservation area on 28 May 1991, as shown in blue below.

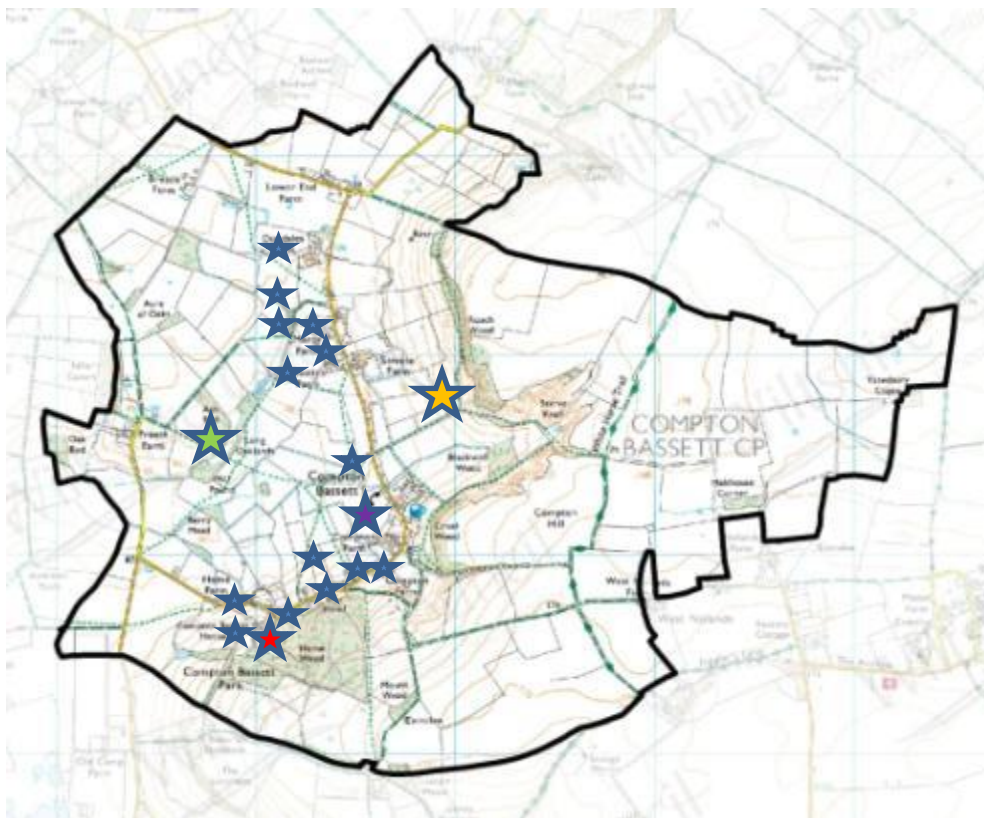


**Compton Bassett Conservation Area**  
(With acknowledgements to Ordnance Survey and Wiltshire Council)

## Compton Bassett Neighbourhood Plan 2015 - 2030

90. Conservation areas are valued for their distinctiveness, visual appeal and historic character. Research by the London School of Economics and English Heritage has found that this value is usually reflected in the price of properties and their rate of appreciation compared to properties in other areas, even after adjusting for location and other factors. However, living in a conservation area means that some additional planning controls and considerations will apply to all properties within the conservation area in order to provide protection for those historic and architectural elements within Compton Bassett which make the place special and are subject to additional planning controls, known as Article 4 Directions.

**Historic Buildings:** The designated Compton Bassett Neighbourhood Plan area contains a Grade I listed building dating from the 12<sup>th</sup> century (St Swithin's Church – red star); a public house (The White Horse Inn – purple star); a number of grade II listed buildings and monuments (blue stars) together with a scheduled monument (Saxon Mills – green star) and evidence of stone age settlement (yellow/brown star), as shown below.



## Compton Bassett Neighbourhood Plan 2015 - 2030

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91. Compton Bassett is also close to two world heritage sites, Avebury (5 miles) and Stonehenge (20 miles) which should not be allowed to be affected in any way by any proposed developments in Compton Bassett.
92. Compton Bassett's designated Conservation Area with its various listed buildings does not preclude the possibility of new development within the designated area of the Neighbourhood Plan. Compton Bassett Parish Council is committed to working pragmatically with owners to find positive solutions which will allow adaptation of such buildings to reflect modern living aspirations. Such alterations will only be acceptable where they are consistent with the conservation of a heritage asset's significance, following the Compton Bassett Design Statement. Consequently, it is expected that all development will be of the highest standard in order to maintain and enhance the quality of the area or building, and be sensitive to its character and appearance.
93. In considering applications for new development in such areas, Compton Bassett Parish Council will seek to ensure that the form, scale, design and materials of new buildings are complementary to the historic context of Compton Bassett, as set out in the Compton Bassett Design Statement.
94. All development within Compton Bassett will need to conserve the designated landscape of the North Wessex Downs AONB and its setting, and where possible enhance its locally distinctive characteristics in line with Wiltshire's Core Policy 51: Landscape.
95. However, there is also a need to protect and encourage the development of rural services and facilities to ensure that Compton Bassett, can still meet the day to day needs of the villagers.
96. The Parish Council aspires to ensure that development is sensitive to all heritage assets and will look to the Compton Bassett Design Statement for guidance. In so doing, the Parish Council is particularly conscious of:
  - a. Compton Bassett's conservation area status
  - b. The individual and distinctive character and appearance of Compton Bassett
  - c. Archaeological monuments and landscapes
  - d. Historic rural structures including threshing barns, granaries, dovecots and stables
  - e. Ecclesiastical sites including churches, chapels and monuments
  - f. The sensitive re-use of redundant and under-used historic buildings and areas which are consistent with their conservation, especially in relation to the viable re-use of heritage assets at risk

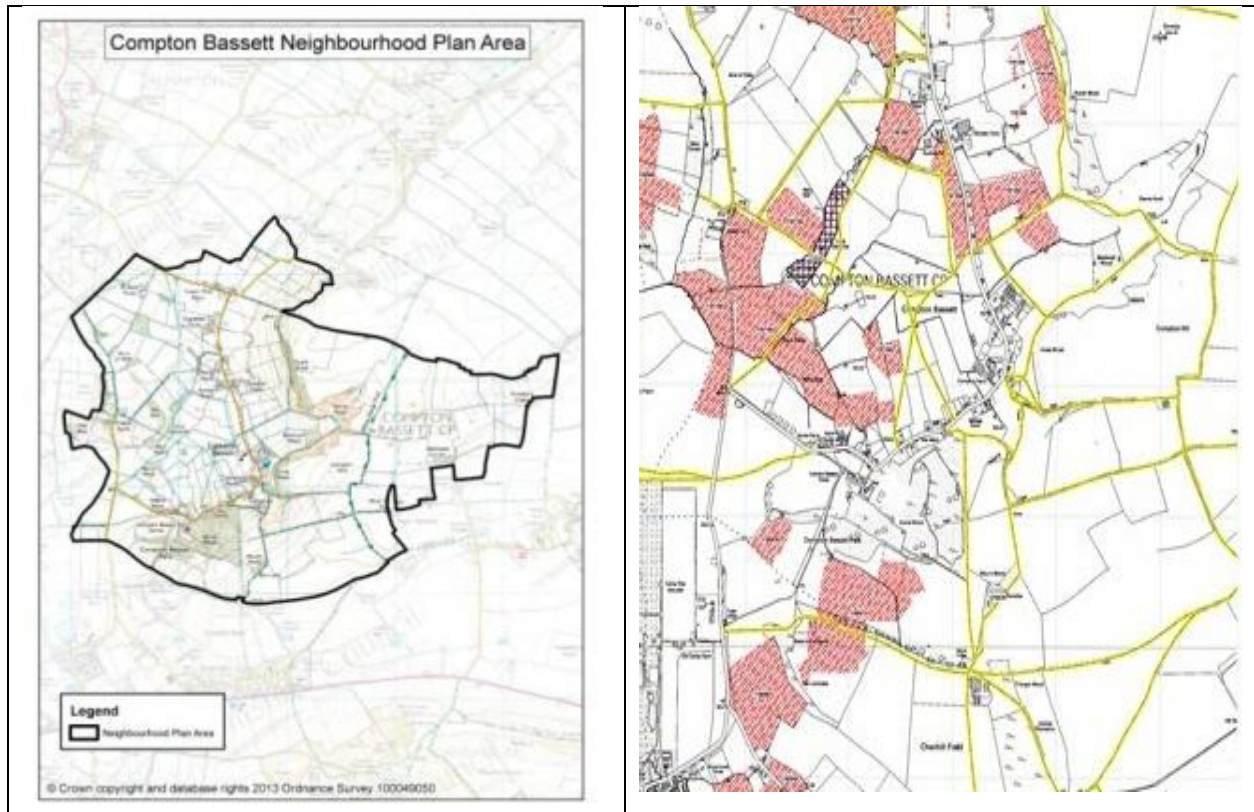
***Rights of Way:*** Compton Bassett contains a number of public rights of way and bridle paths including the White Horse Trail and various "green lanes" which are used on a regular basis by local walkers, dog walkers, rambblers, mountain bikers and horse riders both within the boundary of the North Wessex Downs AONB and within the Parish.

97. The Steering Group feel that these rights of way (stiles and access) should be maintained as they bring valuable tourism income into the village as well as making a major contribution to village life and the rural amenity on a daily basis.



## Compton Bassett Neighbourhood Plan 2015 - 2030

98. The public rights of way are protected by the Countryside and Rights of Way Act 2000 which makes provision for public rights of way in relation to nature conservation and the protection of wildlife with further provisions with respect to AONBs. The public rights of way are clearly marked (dotted green lines and full green lines) on appropriate Ordnance Survey maps of Compton Bassett Parish, as shown below.



**Public Rights of Way in Compton Bassett Parish**

**(With acknowledgements to Ordnance Survey, Wiltshire Council and Defra)**

***Objective 7: Preserve the character of Compton Bassett, conservation area, historic buildings and historic rights of way***

***CBNP Policy 7: Proposals for development should preserve the character of Compton Bassett, conservation area, historic buildings and historic rights of way.***

# Compton Bassett Neighbourhood Plan 2015 - 2030

## *Objective 8: Strengthen and support local economic activity*

**Business Development:** All business development (existing and new) must have due regard for Compton Bassett's development policies, Compton Bassett Design Statement, Conservation Area status and the adjacent AONB.

99. Small business developments were acceptable to a majority (44%) of the questionnaire respondents but 38% disagreed and did not want small business developments. Similarly small scale workshops were also acceptable to the majority (53%) of the questionnaire respondents but 30% disagreed and did not want small scale workshops. In contrast, 92% of the questionnaire respondents did not want retail developments.
100. Bed and breakfast facilities already exist in the village at the White Horse and Dove Cottage with further facilities being planned at Buttle Farm.
101. Proposals for new bed and breakfasts, guesthouses and conversions will be supported where the proposals are of an appropriate scale and character within the context of the immediate surroundings and the settlement as a whole, in line with Wiltshire's Core Policy 40.
102. In all cases it must be demonstrated that proposals conform to the Compton Bassett Design Statement so that they will not have a detrimental impact on the viability of existing bed and breakfast and guesthouse facilities and that they will not entail unacceptable traffic generation.

### ***Objective 8: Strengthen and support local economic activity***

***CBNP Policy 8: Development proposals which strengthen and support local economic activity will be supported.***

***The small scale expansion of existing employment premises will be supported.***

## Compton Bassett Neighbourhood Plan 2015 - 2030

### *Objective 9: Delivery of a high quality housing growth strategy tailored to the needs and context of Compton Bassett*

103. Compton Bassett residents feel that all new development should complement the predominant existing village architectural style of chalk walled houses, stone-mullioned windows, dormer windows, brick quoins, gabled roofs and covered entrance porches, as exemplified below. To this end a complementary Design Statement which includes additional planning guidance has been produced.



**New Housing Development:** Wiltshire’s Core Strategy for the Calne area indicates that around 75 houses need to be provided in the Calne Community area before 2026, as shown below.

#### Delivery of Housing 2006 to 2026 – Calne Community Area

Area	Requirement 2006-2026	Housing already provided for		Housing to be identified	
		Completions 2006-2011	Specific Permitted Sites	Strategic Sites	Remainder To be identified
Calne Town	1440	757	639	0	44
Remainder	140	72	18	0	75
<b>Total</b>	<b>1605</b>	<b>829</b>	<b>657</b>	<b>0</b>	<b>119</b>

104. Compton Bassett’s contribution to the total “remainder” new houses would be expected to be shared by the 6 outlying parishes in the Calne Community Area which consist of Calne Without, Bremhill, Hilmarton, Cherhill, Heddington and Compton Bassett.

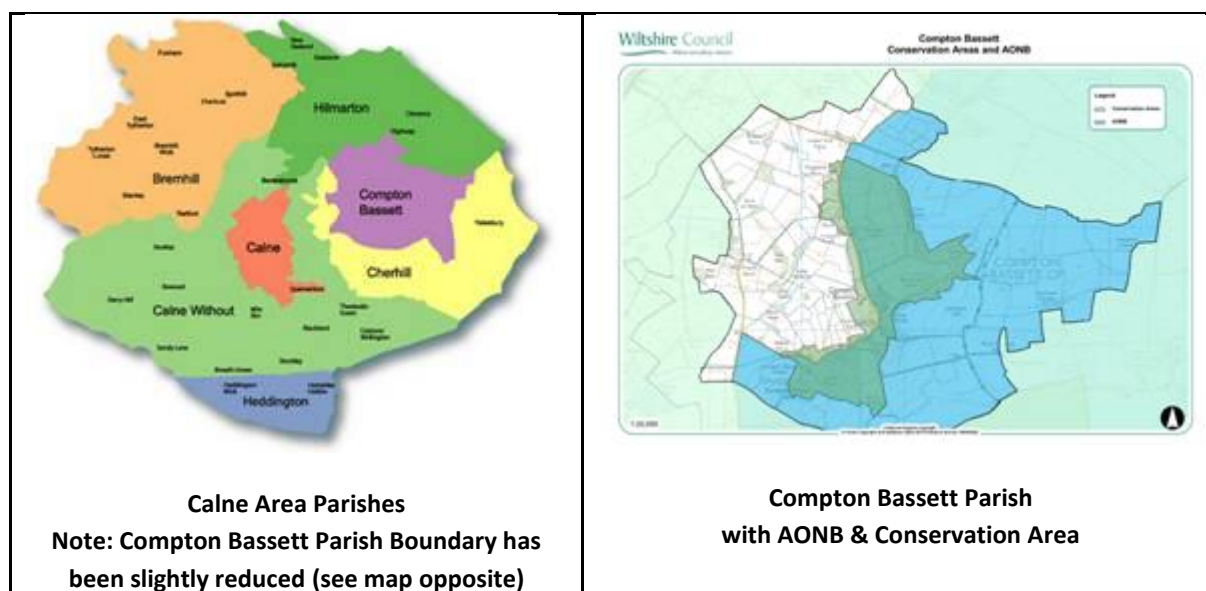
105. Compton Bassett is the smallest of the Parishes based on population and the second smallest based on total Parish land area.

## Compton Bassett Neighbourhood Plan 2015 - 2030

106. The respective populations of each Parish (2011 census) are shown below:

Parish	Population (2011 Census)	Percentage Total Population	Housing to be identified Based on Population
Calne Without	17,274	84.8%	62
Bremhill	942	4.6%	4
Hilmarton	746	3.6%	3
Cherhill	727	3.5%	3
Heddington	456	2.2%	2
Compton Bassett	227	1.1%	1
<b>Total</b>	<b>20,372</b>	<b>100%</b>	<b>75</b>

107. However, the respective land areas of each Parish which might be available for development do not reflect the respective populations:



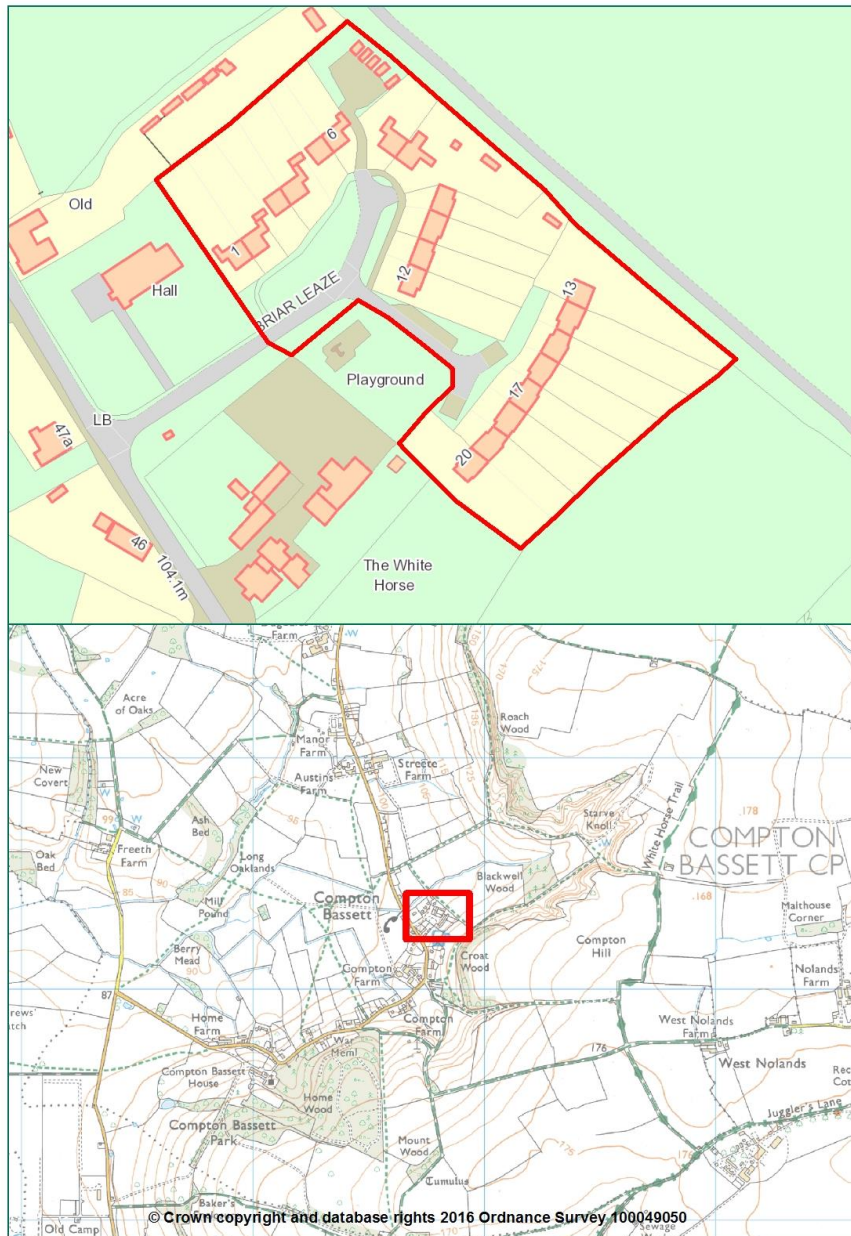
Courtesy Ordnance Survey and Wiltshire Council

108. Compton Bassett's housing contribution (as one of the smallest Parishes) based on land area would be expected to be around 7 additional new houses.

Parish	Relative Parish Area	Relative Percentage Area	Housing to be identified Based on Area
Calne Without	44	36.6%	27
Bremhill	30	25%	19
Hilmarton	16	13.3%	10
Cherhill	11	9.2%	7
Heddington	8	6.7%	5
Compton Bassett	11	9.2%	7
<b>Total</b>	<b>120</b>	<b>100%</b>	<b>75</b>

# Compton Bassett Neighbourhood Plan 2015 - 2030

109. It should also be noted that around 60% of the Compton Bassett Parish land area is a mixture of AONB and Conservation Area and that the rest of the Parish consists of green field, high grade farming areas, so that an allocation of up to 7 additional dwellings is relatively generous based on the amount of land available for development.
110. Compton Bassett has a limited brownfield area originally “designated” for development within the conservation area which contains 14 affordable homes which are owned by Green Square Housing Association and 6 privately owned homes, located as shown in the exploded maps below. This area could potentially accommodate up to 7 additional properties as Compton Bassett’s housing contribution to the Wiltshire Core Strategy.



**Briar Leaze –location for new residential development**

## Compton Bassett Neighbourhood Plan 2015 - 2030

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111. The Compton Bassett Neighbourhood Plan requires that all developments within the Parish should be sympathetic to and complement the predominant style of the existing properties within the Parish, maintaining the rural character of the village. This approach was supported by 77% of the questionnaire respondents who variously commented that they valued and wanted to preserve the “small village” character and distinctive architecture.
112. Future housing development was also supported by 47% of the questionnaire respondents but opposed by 48%. There was a majority in favour of 51% in favour of affordable homes for local people (39% opposed) which reduced to 40% in favour of small family homes (49% opposed) with only 12% in favour of large family homes (83% opposed) and almost universal opposition (94%) to flats.
113. Hence the Compton Bassett Neighbourhood Plan accepts that **up to 7 additional affordable homes for local people**, in line with Wiltshire’s Core Strategy, would be acceptable within the designated brownfield development area of Briar Leaze, subject to the requirements of the Compton Bassett Design Statement.

Note: Affordable Housing has been taken from the National Planning Policy Framework as:

*“Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision”.*

114. The existing Briar Leaze brownfield site development (20 affordable homes) is a later addition to the village with a lesser heritage significance and lesser contribution to the conservation area, so that it can accommodate a degree of change of up to 7 additional dwellings, since this amount can be largely screened out by the existing tree distribution.
115. The Sustainability Assessment (incorporating the requirements of the SEA Directive) has also concluded that up to 7 additional dwellings which fully comply with the Design Statement requirements will not cause any significant harmful effects to the Compton Bassett designated area.
116. Due to the nature of the ribbon village, and the combination of AONB, conservation area and high grade farming land there are no other appropriate areas capable of accommodating any significant development in Compton Bassett.
117. Wiltshire’s Core Policy 44 allows for the allocation of or granting of planning permission for small sites comprising of affordable housing only as an exception to normal policies.
118. This exception to Wiltshire’s Core Policy 44 allows housing for local need to be permitted, solely for affordable housing, provided that:

The proposal has clear support from the local community

- a. The housing is being delivered to meet an identified and genuine local need
- b. The proposal is within, adjoining or well related to the existing settlement

## Compton Bassett Neighbourhood Plan 2015 - 2030

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- c. Environmental and landscape considerations will not be compromised
- d. The proposal consists of 7 new dwellings or fewer
- e. Employment and services are accessible from the site
- f. Its scale and type is appropriate to the nature of the settlement and will respect the character and setting of Compton Bassett and
- g. The affordable housing provided will be consistent with Wiltshire's Core Policy 41: Sustainable Construction and Low Carbon Energy

***Objective 9: Delivery of a high quality housing growth strategy tailored to the needs and context of Compton Bassett***

***CBNP Policy 9: The development of up to 7 new dwellings within the area shown on the plan labelled "Briar Leaze -location for new residential development" will be supported, subject to it respecting local character and residential amenity.***

# Compton Bassett Neighbourhood Plan 2015 - 2030

## Objective 10: Protection of rural landscape, AONB, visual amenity, local green space and air quality

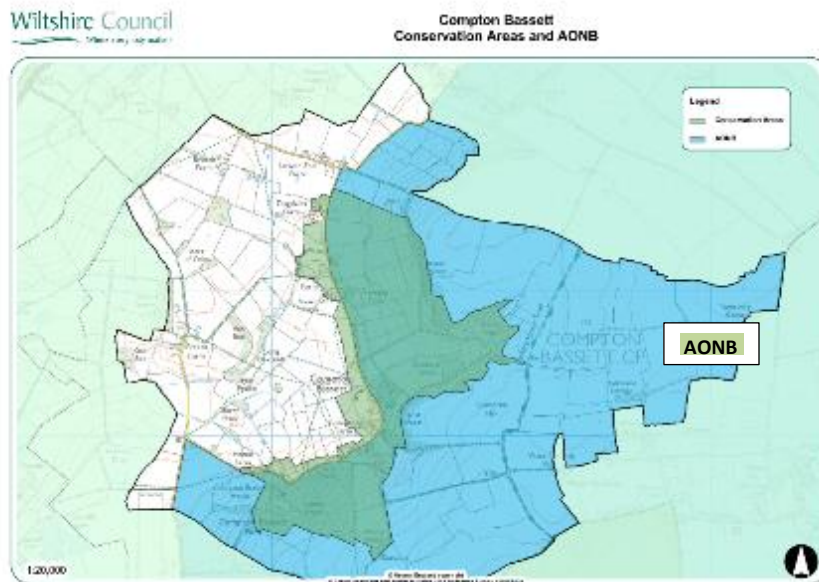
### Protection of Rural Landscape

119. Compton Bassett is a ribbon village in a high quality rural landscape situated 3.5km East North East of Calne on the edge of the Marlborough Downs in an area of outstanding natural beauty (AONB) known as the North Wessex Downs and close to the World Heritage sites of Avebury (5 miles) and Stonehenge (20 miles). The rural landscape surrounding Compton Bassett consists of largely arable cultivation, managed pasture and diverse woodland, as shown below.



**Protection of AONB:** The North Wessex Downs have an AONB designation which must be protected.

120. The North Wessex Downs AONB designation terminates at the road running through the middle of Compton Bassett, effectively the right hand side of the map above is within the AONB, as shown in light blue, with the Compton Bassett Conservation Area outlined in green.



### Acknowledgements to Wiltshire Council

121. The landscape is of high visual amenity which is a key tourist attraction supporting the local economy, particularly the bed and breakfast businesses in the village and the White Horse Inn.



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*Objective 10: Protection of rural landscape, AONB, visual amenity, local green space  
& air quality*

*CBNP Policy 10: Development should conserve the landscape and scenic beauty to the  
AONB.*

# Compton Bassett Neighbourhood Plan 2015 - 2030

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## Delivering the Compton Bassett Neighbourhood Plan

122. In 2012 the Compton Bassett Parish Council agreed that responding to the Government's 2011 localism initiative at an early stage was in the best interests of the Parish and established the Compton Bassett Neighbourhood Planning Steering Group as follows:
- a. The Steering Group should be made up of the sitting Parish Councillors and any residents who volunteered to join the Steering Group.
  - b. The Vice Chair of the Parish Council would chair the Steering Group which would report to the Parish Council and be serviced by the Parish Clerk.
  - c. The Neighbourhood Plan would cover the whole of the area within the boundaries of Compton Bassett Parish. This area was agreed to be appropriate for designation as a Neighbourhood Plan Area because its boundaries are well defined and long-established. In addition, the local geography, village layout (ribbon village), characteristic architecture and small, close knit village population distinguish Compton Bassett as a physical entity separated from the adjoining communities of Cherhill, Hilmarton and Calne.

## **Community Engagement and Consultation Arrangements**

123. As indicated above, the Parish Council set out a process to engage the entire Compton Bassett Community in developing the Compton Bassett Neighbourhood Plan in an open consultation process.
124. The Steering Group wanted to ensure that nobody was excluded during the development of the plan, that it promoted community cohesion throughout and delivered benefits for all sections of the community. All Compton Bassett residents were consulted and in the final ballot, 98% of voters were in favour of the Plan which represented 57.5% of the total population of Compton Bassett, as described in the Consultation Statement.
125. At the outset the Steering Group felt that a number of guiding principles (centred on people and their community) were needed to ensure that a logical policy focus was produced and maintained as the Compton Bassett Neighbourhood Plan evolved.

### *People*

126. It was agreed that, as a result of the Compton Bassett Neighbourhood Plan, those living and working in the community should:

***Feel safe and secure:*** The Parish records a low crime rate and the Neighbourhood Development Plan should, as a minimum, ensure nothing is done to compromise that current low crime rate and that all developments need to be designed to ensure that wherever possible, crime reduction and elimination features are incorporated.

***Be healthy and content:*** The Plan should encourage a healthy lifestyle for all residents through designing improvements which encourage more active lifestyles for all age groups within the

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community. The Neighbourhood Plan should deliver physical improvements which encourage a more active lifestyle for all sections of the community.

***Feel proud of the Compton Bassett Community:*** People should have pride in their community and environment. By developing a Neighbourhood Plan which improves the community feel, by physically joining up the village with improved communication and activities, the Steering Group wants to foster more visible pride in the Parish and its environs.

***Feel secure about future developments:*** Security will be improved by the establishment of a Neighbourhood Plan which removes the threat of uncontrolled developments and brings more certainty to the community in relation to the likely impact of any future developments over the life of the Plan.

### *Community*

127. It was agreed that the Parish should:

***Have a stronger community spirit:*** The Steering Group want the Plan to encourage the development of a stronger community spirit, with more members of the community sharing the load and participating in Parish life.

***Have more community events:*** As part of the physical improvements within the plan the group want to see facilities developed which help to foster more community based events which are well supported by residents.

***Have more interaction within the Community:*** Because of the present layout of the village there are few natural or built facilities which encourage day to day social interaction. The Steering Group want to see this issue addressed by the improvements proposed in the Neighbourhood Plan

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## Monitoring the Compton Bassett Neighbourhood Plan

128. It was agreed that each Parish Council meeting, after the plan's implementation, will include an agenda item 'Neighbourhood Plan' which will ensure the matter is continually reviewed, monitored and reported upon during its life.
129. Each Annual Parish Meeting will also include a detailed report of the impact of the Neighbourhood Plan in the previous year and the likely implementations of the plan for the forthcoming year.
130. The Parish Council website will carry out an up to date report on progress with the Plan during its lifetime.
131. In 2018 and 2023 there will be a thorough five year review of progress by a freshly recruited community based Steering Group. The purpose of these reviews will be to hold the Parish Council to account for their stewardship of the Neighbourhood Plan, and to consider the need for proposing a review of, or amendment to the Plan to Wiltshire Council.
132. In 2023 the Parish Council will again recruit a new Steering Group from within the community to undertake a review and decide on the need for a subsequent Neighbourhood Plan and if so decided, to overview the development of the subsequent fifteen year plan which would commence in 2026.
133. The effects of the CBNP will be monitored by the Compton Bassett Parish Council.
134. This includes all losses of landscape, character, visual amenity, assets of community value, biodiversity, green space and rights of way. In addition, monitoring arrangements would also include inappropriate housing developments, poor air quality, increased traffic, increased speeding traffic, damage to verges etc., together with the number of flooded properties per year, the number of appropriate small scale business development, the quality of the broadband service, the quality of the mobile service and renewable energy usage within the designated area.