

Appendix 5

COMPTON BASSETT NEIGHBOURHOOD PLAN

2015 – 2030

COMPTON BASSETT DESIGN STATEMENT



Welcome to Compton Bassett



A Domesday Book Village

Executive Summary

The purpose of the Compton Bassett design statement is primarily to manage change in both buildings and landscape, including additions and alterations, in a way that delivers the Compton Bassett vision:

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

The Compton Bassett design statement does not determine whether a future development should take place, that is a matter for the Compton Bassett Neighbourhood Plan, but rather it seeks to influence how any future developments should take place by setting out the qualities and characteristics that people value, both in the village and the Parish as a whole, and to provide clear guidance for the design of any development, including public works and those of the Highway Authority.

The key policy detail of the Compton Bassett Design Statement is of importance when making planning determinations for local planning applications within Compton Bassett and for developers, their architects and designers for them to fully understand what the community would reasonably expect to see in any new development.

The key policies also help Compton Bassett residents by giving guidance on extensions and alterations and to anyone else who wishes to promote any form of development or alteration of the environment of Compton Bassett Parish, including local and statutory authorities.

Finally, the document also contains a number of aspirations of the local community which it realises cannot be adopted by the Parish Council, Calne Council or Wiltshire Council because they are either outside the sphere of planning control or that they refer to site allocations in the Wiltshire Development Plan which are subject to independent examination.

Influencing Our Future

Part 1: Introduction

Compton Bassett is a small rural village partly within an area of outstanding natural beauty (AONB) with a long history, it was mentioned in the Domesday book. The heart of the village has been designated as a conservation area and there is a strong natural desire within the small local community to maintain and enhance traditional ways of life and to preserve the outstanding visual and social amenities which they enjoy and to which they have become accustomed.

However, the reality is that Compton Bassett is part of the modern world and is subject to change. No one in Compton Bassett wants it to be preserved in aspic, even if that were possible, as it would condemn the community to the status of a living museum.

The pressures for commercial development within the village, particularly the need for additional housing and new businesses, are an inevitable response to the reality of the modern world and Compton Bassett has to rise to the challenge in a responsible way so that an equitable balance can be struck between opposing interests.

Developers have a clear responsibility to the community in which their developments are sited and local people have a right to expect those developments to be sensitive and in keeping with their local heritage and to provide the appropriate infrastructure to cope with the extra pressures arising from any development so that the character and economic viability of the village are preserved or enhanced.

This equitable balance is maintained by the careful and considered application of planning law and the development of local area plans by the local government.

Compton Bassett Neighbourhood Plan and Sustainability Assessment

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.

The Compton Bassett Neighbourhood Plan was initiated by Compton Bassett Parish Council on 25 July 2013 and a steering group was formed which met a month later.

A questionnaire was formulated and issued to every dwelling in Compton Bassett in November 2013 asking them to provide extensive opinions and views on a wide range of topics. This was followed by a public meeting to discuss the responses and agree the content which would be used to formulate the Compton Bassett Neighbourhood Plan.

The vision of the meeting was ***“To make Compton Bassett an even better place to live and work”***.

A first draft of the Neighbourhood Plan was sent to Wiltshire Council for comment in February 2014 and, as a result of Wiltshire Council’s comments, the Neighbourhood Plan was re-drafted. The re-draft was sent to (or made available to) all Compton Bassett residents in June 2014 and a second public meeting was held in

Compton Bassett Neighbourhood Plan 2015 - 2030

July 2014 to review the revisions and discuss the implications. As a result of the discussions and representations, some further amendments were agreed and implemented before the re-revised Neighbourhood Plan was re-submitted to Wiltshire Council for further comment.

In September 2014, the steering group elected to carry out a Sustainability Assessment as good practice to ensure that the final Compton Bassett Neighbourhood Plan accorded with the principles of sustainable development.

In addition, Compton Bassett Parish Council and the steering group also determined that it would also be prudent to produce supplementary planning guidance on the interpretation and implementation of the policies and proposals contained in the Compton Bassett Neighbourhood Plan. The planning legislation makes provision for such supplementary planning guidance in the form of a Design Statement.

The formulation of the Compton Bassett Sustainability Appraisal and the Compton Bassett Design Statement has required further extensive consultation with local landowners and the Compton Bassett Community following the requirements of the EU SEA Directive (Sustainability Appraisal) and the requirements of HMG's Planning Policy Guidance note PPG12 (Design Statement).

As a consequence, all members of the Compton Bassett community have been involved in the Compton Bassett Neighbourhood Plan, the Strategic Environmental Assessment of the likely impacts of the Neighbourhood Plan (Compton Bassett Sustainability Appraisal) and the supplementary planning guidance (Compton Bassett Design Statement). In this way the documents reflect the views of the Compton Bassett community and not just those who may have a vested interest in its policies, objectives and recommendations.

The final drafts of the 3 documents were presented to the Parish Council in principle before being presented to the village at a public consultation meeting on 29 October 2014 for discussion and final comment.

A public consultation (plebiscite) was then held to vote on the acceptability of each document and their detailed provisions. The plebiscite, where all village residents (a total of 181) were invited to vote using a unique reference ballot paper as to whether they supported the Compton Bassett Neighbourhood Plan, the Compton Bassett Sustainability Assessment and the Compton Bassett Design Statement was completed on 6 November 2014. The result of the ballot was 104 in favour, 2 against and 75 did not vote. This represents a majority verdict with 98% of voters in favour.

The documents will now be submitted for statutory consultation which is expected to take 5-6 weeks.

A press notice will be issued once formal approval has been given by the planning inspector and the approved documents will be available on the Compton Bassett website and in the Benson Village Hall.

Village Design Statement

The purpose of the village design statement is primarily to manage change in both buildings and landscape, including additions and alterations, in a way that reflects and harmonises with the local character of Compton Bassett.

The village design statement does not determine whether a future development should take place, that is a matter for the Compton Bassett Neighbourhood Plan, but rather it seeks to influence how any future developments should take place by setting out the qualities and characteristics that people value, both in the village and the Parish as a whole, and to provide clear guidance for the design of any development, including public works and those of the Highway Authority.

The Compton Bassett Design Statement provides supplementary planning guidance on the interpretation and implementation of the policies and proposals contained in the Compton Bassett Neighbourhood Plan.

The design statement does not carry the force of planning law (the Town and Country Planning Act, 1990), where Section 54 of the Act requires ***“that an application for planning permission or an appeal shall be determined in accordance with the Plan, unless material considerations indicate otherwise”***. However, the design statement supplementary planning guidance (SPG) will be taken into account as a material consideration such that ***“the Secretary of State will give substantial weight in making decisions on matters that come before him to SPG which derives out of and is consistent with the development plan, and has been prepared in the proper manner.”***

Hence the detail of the Compton Bassett Design Statement is of importance when making planning determinations for local planning applications within Compton Bassett, provided that the design statement SPG is consistent with the Compton Bassett Neighbourhood Plan and has been formulated appropriately.

The Compton Bassett Design Statement is also important for developers, their architects and designers for them to fully understand what the community would reasonably expect to see in any new development so that they can incorporate the principles in their planning application.

The document also helps residents by giving guidance on extensions and alterations so as to preserve the village character.

The Design Statement also applies to anyone else who wishes to promote any form of development or alteration of the environment of Compton Bassett Parish, including local and statutory authorities.

Finally, the document contains a number of aspirations of the local community which it realises cannot be adopted by the Parish Council, Calne Council or Wiltshire Council within the supplementary guidance expressed in the Design Statement because they are outside the sphere of planning control or they refer to site allocations in the Wiltshire Development Plan which are subject to independent examination.

This document represents the Compton Bassett Design Statement, which provides further design detail input to the Compton Bassett Neighbourhood Plan, consistent with Wiltshire Council’s planning and design policy for the village.

Acknowledgements

Compton Bassett Parish Council would like to thank the principal members of the design statement 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 and the Habitats Regulations Assessment together with the people of Compton Bassett.

The detailed comments of Mr. D. King of Wiltshire Council are also gratefully acknowledged. The documents would not have taken their final form without his extensive comments and advice.

Part 2: Compton Bassett Character

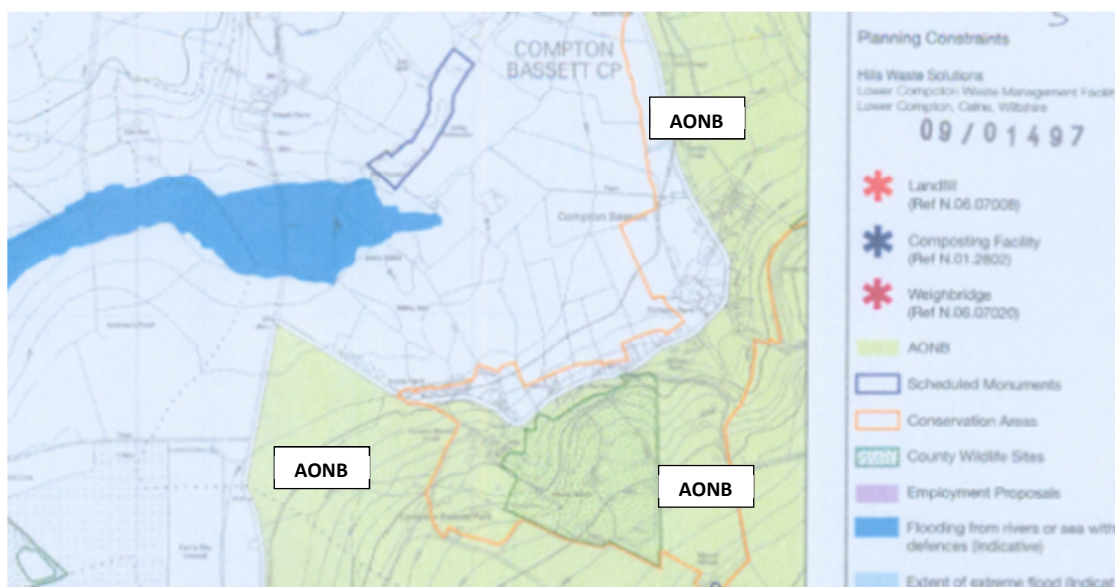
Landscape and Environment

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 and Stonehenge.

The modern boundary of Compton Bassett Parish is defined in the north-east where it follows the contours of a steep escarpment for 500 m., and in the west and north-east it follows various ancient streams, roads and tracks.

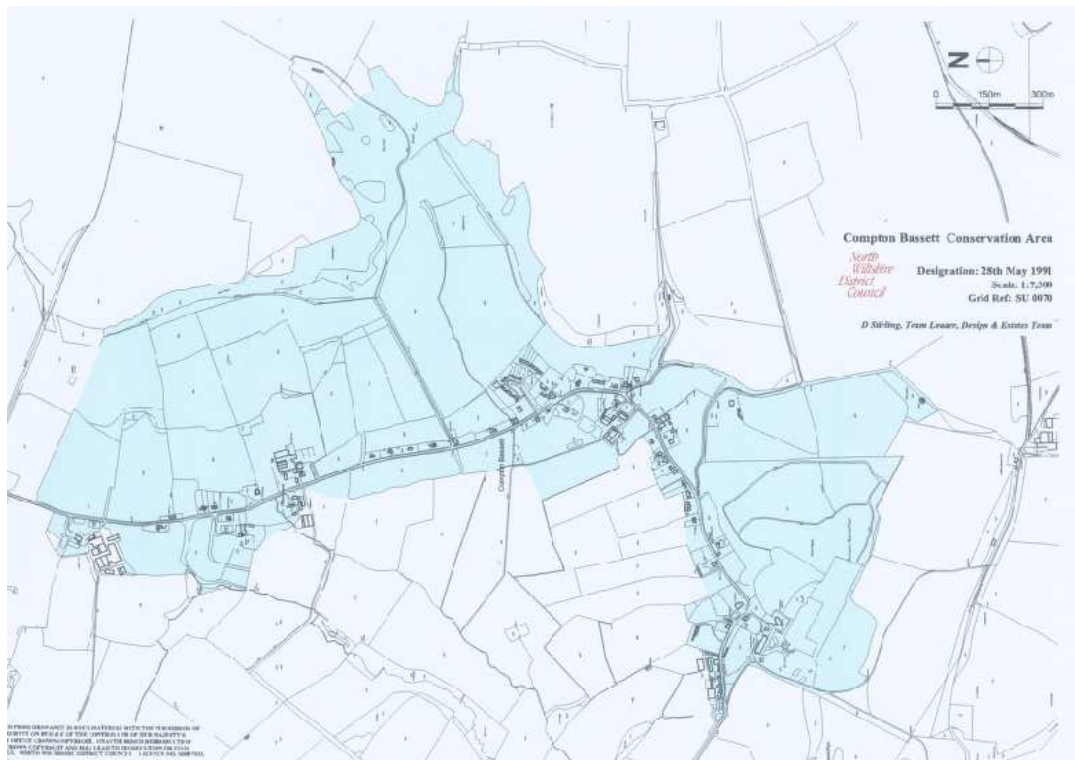


The North Wessex Downs have an AONB designation which terminates at the road running through the middle of Compton Bassett, effectively the right hand side of the map above is within the AONB, as shown in green below, with the Compton Bassett Conservation Area outlined in orange.



A substantial part of the Village is designated as a Conservation area, as shown below.

Compton Bassett Neighbourhood Plan 2015 - 2030



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

Conservation areas are valued for their distinctiveness, visual appeal and historic character. The Compton Bassett landscape is of high visual amenity which acts as a tourist attraction to support the local economy, particularly the bed and breakfast businesses with the village and the White Horse Inn.

Views of the village from the AONB within the Neighbourhood Plan designated area are spectacular, and the local visual amenity from the numerous rights of way in and around Compton Bassett is of a very high quality.



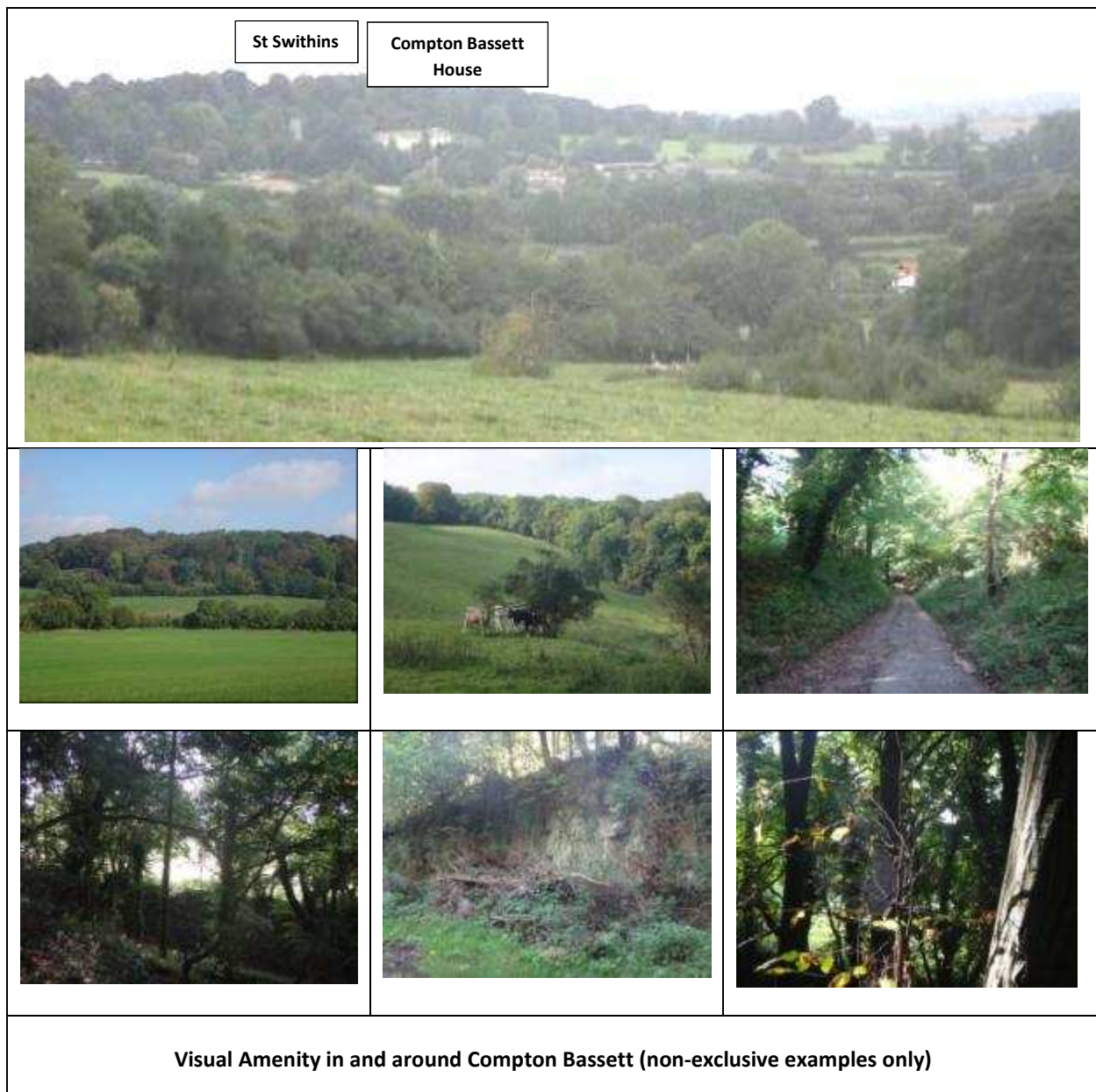
Views of Compton Bassett from the AONB (non-exclusive examples only)

Views of the AONB from within the conservation area are also spectacular and highly valued by the local community. The woodland areas and fields are carefully managed at both the entry level stewardship and

Compton Bassett Neighbourhood Plan 2015 - 2030

the higher level stewardship level so that an exceptional range of flora and fauna are supported, including around 40 separate bird species, rare bee orchids and a diverse set of mammals, particularly pipistrelle and long eared bats for which the woodlands and hedgerows form natural wildlife corridors which are supplemented by numerous ponds and streams.

Compton Bassett is traversed by a single, narrow road which runs through the village with a small stretch of narrow pavement on one side of the road in the centre of the village. Otherwise the road is bordered by grass verges and ditches which are often damaged by HGVs and large farm vehicles, thereby preventing proper drainage during times of heavy rain.



Compton Bassett Neighbourhood Plan 2015 - 2030

The principal features valued by the community are:

A unified rural landscape of down lands and chalk escarpments which forms part of the North Wessex Downs AONB

Small and large woodlands with mature mixed deciduous trees giving the appearance of a well wooded landscape

Boundaries are predominantly well managed hedgerows with mature hedgerow trees with some brick walls, wooden fences and metal railings on individual properties

Several large farms given over to arable, dairy, sheep and rare breed pig farming.

Design Statement Policies: The prefix DSP denotes a design statement policy and the prefix ASPDSP denotes an aspirational statement in the form of a design statement policy

Design Statement Policies

DSP1: The landscape resources (woodlands, hedgerows, ponds, streams, ditches, verges, geological features and views) should be preserved and/or enhanced by future developments.

DSP2: All new developments should be of a height, size and appearance which does not adversely affect distinctive landscape views into and out of the Parish, particularly views of St Swithin's church and the prominent listed buildings.

DSP3: Designers should minimise the impact of new buildings on the landscape, as considered from all major viewpoints around the village and particularly from the AONB, by careful attention to landscaping, scale, visual amenity and the character and heritage of Compton Bassett. Where any developments are over 2 storeys in height, it should be demonstrated that views across the village and to listed buildings in the conservation area are not adversely affected.

DSP4: Development (beyond that proposed by the Compton Bassett Neighbourhood Plan) should be limited to smaller scale projects, including small scale workshops and house conversions and extensions on existing sites which do not have any adverse impact on the landscape and visual amenity.

DSP5: Designers should minimise the impact of new buildings on the environment, including air quality, particularly within the Conservation Area.

DSP6: Where appropriate, all proposals for new developments should be accompanied by a Landscape Statement together with drawings and details, including 5 year landscape maintenance plans.

History

Compton Bassett (in common with other parts of Wiltshire) boasts architectural remains of stone age settlement. Compton Bassett village itself 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.

Compton Bassett Neighbourhood Plan 2015 - 2030

In 1341, the parish consisted of a main part (Compton Bassett) and a detached part named Cowage to the north-west which was transferred to Hilmarton in 1883 reducing the parish to 1042 hectares.

Compton Bassett Parish contains a number of archaeological features associated with 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, which are scheduled monuments in the area of national significance in what is the wooded valley known as Abberd Brook, as shown on the map below.

In the 1800s many of the original houses and cottages were replaced by new ones built for the lord of Compton Bassett manor. Dugdale’s house was built circa 1739 and White's House was built around 1820 and followed by a school and the White Horse Inn in 1850-1855. Most of the cottages were built during the 1800s with chalk walls, stone-mullioned windows, brick quoins, and gabled roofs with dormer windows (some of which were used as Alms Houses for estate pensioners in 1898) giving the village its characteristic appearance today. In 1877, there were large glass houses over 200 feet in length in the walled garden to the east of Home Farm.

Today Compton Bassett is a small village of some 97 properties with a well-defined, close knit community of around 220 people.

Design Statement Policies

DSP7: Future development should continue the tradition of adapting to change but should be of a scale and design that is compatible with a predominantly rural settlement with a distinctive local vernacular.

Community

Compton Bassett is a small, close knit, vibrant community and community spirit is highly valued by the villagers, which are often commented on very favourably by visitors.

Compton Bassett amateur dramatic society (CHADS) puts on around 2 shows per year in the Benson Village Hall, including a hugely successful original pantomime in 2013 which was written and produced by local residents.

The Benson Village Hall is the focal point for many village activities, including the recent Jubilee celebrations and regular performances by Wiltshire’s Rural Arts which are also attended by neighbouring villagers from Hilmarton, where there is a reciprocal arrangement for Compton Bassett villagers to attend Hilmarton film society events.

The Benson Village Hall also hosts the annual Church Fete and other important social events including the bi-annual Safari Supper, Burns night celebrations, arts & crafts fairs and Bingo & Quiz evenings with fierce competition for the Compton Bassett cup.

The annual Harvest Supper and village Xmas meal are hosted by the White Horse Inn and are attended by most of the village each year.

The village is also well known for the beauty of its cottage gardens and raises money for the local Hospice by opening them to the paying public.

Compton Bassett Neighbourhood Plan 2015 - 2030

Sporting activities are spearheaded by the Compton Bassett cricket team who have had regular fixtures with local villages over many years and lately a fledgling badminton group has started in the Benson Village Hall.

Village communication is promulgated via the comprehensive Compton Bassett web-site but, since broadband services are not available to everyone in the village, (and is generally slow for those lucky enough to have a connection), there is the “Villages” Magazine shared with the local parishes in the Oldbury benefice which is published 10 times per year and which provides news and details of local events.

The credit for these activities goes to the local people who support and sustain these traditional activities which have been handed down by families who have lived in the village for generations. Incoming commuters and retirees also participate enthusiastically and add their own contributions.

This is essential, as when people are no longer able to give their leisure time and effort to maintain facilities such as the Benson Village Hall, the amenities will no longer exist for the benefit of the community. If local people are forced out of the village by high property prices, the community spirit will wither and die. The Compton Bassett survey showed that a majority of the respondents would support affordable homes **for local people**. The Compton Bassett survey and public meetings also showed considerable support for housing provision for older people. Compton Bassett supports Wiltshire Council’s policies on housing development, particularly for affordable housing and older people.

The population of Compton Bassett has been a slow decline since the 1800s and is currently just over 200 people with an age distribution of 40% over age 60. The designated development site at Briar Leaze provides the opportunity for a limited housing development of up to 7 affordable homes. Even the addition of up to 7 additional houses would be likely to increase the total village population by around 15% which is close to limit that can be reasonably accommodated without major disruption to the community.

Design Statement Policies

DSP8: High quality affordable homes/starter homes **for local people** should be supported as a priority on brownfield sites.

Part 3: Buildings and Developments

Architecture and Design

The special architectural and historic character of Compton Bassett was recognised in 1991 when it was designated a Conservation Area. 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. The Compton Bassett Design Statement highlights the main architectural and design issues in the view of Compton Bassett residents.

The principal features valued by the community are:

The majority of the buildings which give Compton Bassett its distinctive character consist of chalk walled houses, stone-mullioned windows, dormer windows, brick quoins, gabled roofs and covered entrance porches located within a conservation area

There is very little street furniture in Compton Bassett, with no street lighting and a single bus stop and two benches in the centre of the village. This also enhances the rural ambience and the low level of light pollution at night produces spectacular star gazing conditions.

Design Statement Policies

DSP9: Street lighting and flood lighting in the open countryside will be discouraged for all new developments, unless there are over-riding safety considerations.

Old Buildings

As a small rural village and a designated conservation area, Compton Bassett has a high proportion of listed buildings, including St Swithin's church (Grade I listed) dating from the 12th century with a particularly ornate carved stone rood screen.



There are 13 grade II listed buildings with a distinctive character, 3 grade II listed monuments and a rare scheduled monument (Saxon Mill remains).

Compton Bassett Neighbourhood Plan 2015 - 2030



Overall, the Compton Bassett distinctive village architecture (vernacular) is of chalk walled houses, stone-mullioned windows, dormer windows, brick quoins, gabled roofs and covered entrance porches.



Existing buildings: Retrofitting, extensions and conversion measures to improve the energy performance of existing buildings will be encouraged in accordance with the following hierarchy:

1. reduce energy consumption through energy efficiency measures
2. use renewable or low-carbon energy from a local/district source and
3. use building-integrated renewable or low-carbon technologies.

Opportunities should be sought to facilitate carbon reduction through retrofitting at whole street or neighbourhood scale. In all cases, including those listed above, proposals relating to historic buildings, Listed Buildings and buildings within Conservation Areas should ensure that appropriate sensitive approaches and materials are used. Safeguarding of the special character and the significance of heritage assets should be in accordance with appropriate national policy and established best practice.

Retrofitting, extensions and conversions of property to residential use within Compton Bassett will not be permitted unless BREEAM's Homes "Very Good" standards are achieved. All residential and non-residential development will be required to achieve the relevant BREEAM "Very Good" standards from 2013, rising to the relevant BREEAM "Excellent" standards from 2019 and CABE standards.

Design Statement Policies

DSP10: The design of new buildings should be appropriate to the setting of all adjacent buildings, particularly where they are historic. Where appropriate this should be demonstrated by the use of photomontages or perspective drawings or equivalent to demonstrate the likely effect on all adjacent buildings and listed buildings.

DSP11: Restoration and adaptation of old buildings should be sensitive and sympathetic to their character and should be carried out following the appropriate BREEAM and CABE standards, with appropriate measures to improve the energy performance where possible.

Compton Bassett Neighbourhood Plan 2015 - 2030

New Buildings and Whole Developments

According to the Compton Bassett survey, Compton Bassett residents want all new buildings to reflect and preserve the distinctive village vernacular as far as possible, preserving the heritage and local beauty inherent in the village and its surroundings.

There is a small area within the conservation area and AONB which is designated for housing development. Compton Bassett residents were strongly in favour of a limited number (up to 7) of affordable homes for local residents, as derived from the Calne Area Strategy.

Although retaining the character of the village is important, it is also important to embrace innovation where new technology can benefit both the community and the environment. One example is the idea of lifetime homes where houses have a user friendly design suitable for all phases of the lives of their inhabitants, including babies, children, teenagers, young adults (who are increasingly likely to work from home and would require a reasonable broadband service which does not currently exist in all parts of Compton Bassett) and retired people who may be frail with increasing disabilities. Note: The design principles for such homes are already well established.

Proposals for new housing development will be required to make appropriate provision for open space and car parking on new developments.

Open space provision should be 3m² for play areas per person although financial payments from developers may be allowed for the provision of alternative open space and towards the upgrading of existing local open spaces. Development will be required to make contributions to remedy local space deficiencies and/or maintenance.

Car parking spaces should be constructed to a minimum size of 2.4m x 5m with a minimum aisle width of 6m; nose to tail parking areas should be 2.4m x 7m; and parking spaces for people with mobility difficulties should be 3.6m x 5m but where grouped each two spaces should be 2.4m x 5m with a common aisle of 1.2m with car parking allowances as follows:

| Dwelling | Recommended Spaces |
|------------------------|--|
| 1 Bedroom | 1 space |
| 2 to 3 Bedrooms | 2 spaces |
| 4+ Bedrooms | 3 spaces |
| Visitor Parking | 0.2 spaces per dwelling (unallocated) |

The environmental impact of new buildings should be minimised via the use of sustainable construction techniques and energy conservation technology together with due regard to the impact on the amenities of existing residents.

All residential and non-residential development will be required to achieve the relevant BREEAM “Very Good” standards from 2013, rising to the relevant BREEAM “Excellent” standards from 2019 and CABE standards.

Good quality design to the Commission for Architecture and the Built Environment (CABE) standards has been shown to increase housing value both in economic and social terms with sympathetic vernacular, appropriate density, appropriate access, a clear definition of adequate public and private space, pedestrian

Compton Bassett Neighbourhood Plan 2015 - 2030

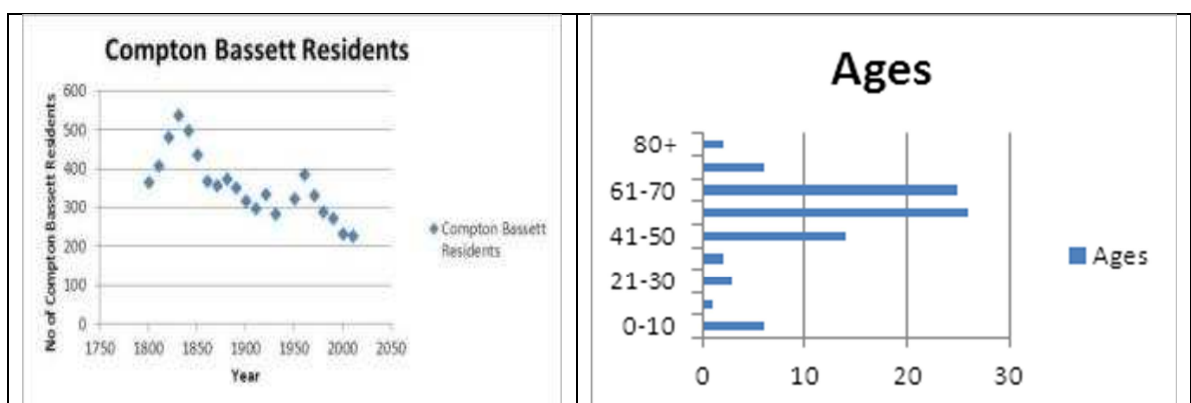
access for the young, old and disabled with an appropriate allocation for parking which is essential for rural locations.

The CABE standards are broken down into 4 categories: 1. Assessment; 2. Involvement; 3. Evaluation and 4. Design. The CABE standards require the following details to be defined in advance by the developer:

1. Use: What the buildings and space will be used for
2. Amount: How much will be built on the site in terms of the overall neighbourhood density
3. Layout: How the buildings, public and private spaces will be arranged on the site and the relationship between them and the buildings and spaces around the site
4. Scale: How large will the buildings and spaces be in terms of height, width and length
5. Landscaping: How open spaces will be treated to enhance and protect the local character
6. Appearance: What the building and spaces will look like, including building materials and architectural details and how they relate to the village vernacular in general
7. Access: Why the vehicle access points have been chosen and how the site responds to the road layout and transport provision and how access for people allows them to move through the space regardless of age and disability

Local developments in Wiltshire have introduced inappropriate large modern estates which do not at all reflect the character and heritage of the local area and which are described as “soul destroying” in other local neighbourhood plans such as Pewsey Council’s. In Compton Bassett such developments would simply not fit into the scale and context of the village. There was strong disapproval in the village for any such large developments due to the negative impact on the community and local infrastructure.

The age distribution of the 85 individuals of Caucasian ethnicity shows that around 70% of the sample is over 50 with nearly 40% over 60. As a consequence, it is important to promote independent living, particularly for older people.



Design Statement Policies

DSP12: In considering new developments, the scale and density of both the overall development and individual units and the open space and car parking provisions should reflect a gradual incremental growth in proportion with the existing buildings and should not visually dominate or detract from the character of the village.

DSP13: All new developments, particularly within the conservation area, should seek to enhance its quality and character, following the appropriate BREEAM and CABE standards.

Compton Bassett Neighbourhood Plan 2015 - 2030

DSP14: The height, size and scale of new buildings and extensions should not dominate existing buildings of historical or architectural significance and should reflect the balance of the existing buildings.

DSP15: All new housing developments, including affordable homes/starter homes should be provided with access to broadband services and a minimum speed of 2 Mb/s to enable “working from home”.

DSP16: All proposals should reflect and be sympathetic to the characteristic building vernacular. Traditional building materials, quality, housing density, open space allocation, pedestrian access, vehicle access and appropriate car parking allocation are key considerations which must be addressed to the appropriate CABE standards.

DSP17: The use of all materials, methods and technologies that reduce the negative impact of buildings on the environment will be encouraged. All new houses will be expected to incorporate ‘green’ technology, including photo-voltaic cells (solar panels) where they are not visually intrusive, heat exchange systems and rainwater collection systems.

DSP18: Details of windows, doors, vernacular, gutters, roofs, waste storage, gardens, open spaces and off-road car parking areas (designed in line with national and local parking policy and guidance documents), should be submitted with all planning applications for new housing development so that the intended quality of the details may be assessed prior to the determination of the planning application.

DSP19: All new developments should ensure that good and safe access for cars, pedestrians and cyclists is maintained or enhanced within the Parish. Where new footpaths are created, provision should be made wherever possible for access by disabled persons or persons with restricted mobility.

DSP20: Wherever practicable, new housing developments should seek to deliver and promote independent living, particularly for older people.

Part 4: Compton Bassett Infrastructure

The local infrastructure is critical to the long term survival of rural communities who have variously lost post offices, telephone boxes, bus services and local shops over the years. For new developments to be sustainable, new homes need to be supported with adequate services (particularly broadband access and mobile phone access), employment opportunities and public transport links with a minimisation of travel by car.

Planning

The pace and scale of any development should not outstrip the ease with which it might be assimilated by the small Compton Bassett community. New developments in a small rural village can have a major impact on local infrastructure which is already inadequate which can also spill over and adversely affect neighbouring small communities.

The irony is that small rural communities often support a significant number of small businesses. Compton Bassett has 24 small businesses, several of which operate internationally together with a significant number of people who regularly work from home which is of great benefit to the economy. These businesses and people are being increasingly disadvantaged by poor planning decisions which allow vital commercial infrastructure such as broadband services to be upgraded in urban centres but not even be made available at a basic level of service in rural location.

Local government can use the opportunity of new development to obtain planning gain in the form of improvements to the local infrastructure. Recent experience is that sites are developed haphazardly with no proper plan for the infrastructure required by the development site or the village itself.

Design Statement Policies

DSP21: The pace of development should not outstrip the ability of small rural locations to absorb the changes

DSP22: Future development should create stronger, more resilient communities and ensure that new housing is delivered in a proportionate manner whereby housing is delivered in settlements where there are insufficient employment opportunities leading to out commuting.

Utilities

Any new development must take account of the existing infrastructure of water, electricity supply and telecommunications services. The utilities infrastructure of Compton Bassett is not coping well with the demand being placed on it. Heavy rain causes local flooding and the release of raw sewage in some parts of the village because the drains can't cope; electricity supply power cuts are not uncommon leading local residents to install their own generators and solar panels; telephone lines are often disrupted during bad weather and broadband services are either poor or non-existent. The existing utilities need to be brought up to capacity to keep pace with future development and should be addressed before any further development takes place.

Compton Bassett Neighbourhood Plan 2015 - 2030

Design Statement Policies

DSP23: New developments should have the appropriate infrastructure for that development and, where possible and appropriate, improvements to upgrade existing infrastructure to a similar standard will be sought.

DSP24: Proposals for new developments should be considered when it can be demonstrated that there would be no adverse effect on water supply, foul drainage, electricity supply, telecommunications and broadband services.

Transport

Compton Bassett is connected to the A4 and A3012 by a single road running through the village. Although a limited bus service is available (Connect 2), most of the village community use their cars on a daily basis for uses which include access to local services, shops and their work place.

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.

Almost all of the community feel that speeding traffic is a key issue due to the narrow road, lack of footpaths and the use of the road as a “rat-run” between the A4 and A3012 which avoids Calne. Neighbourhood speedwatch surveys using trained volunteers have shown that around 25% of cars routinely exceed the 30 mph speed limit in the centre of the village with speeds as high as 60 mph being regularly recorded.

Outside the central 30 mph speed limit but within the village boundary, the current speed limits are 60 mph between the A4 and Compton Bassett and 60 mph to the A3102, where the speed limit reduces to 50 mph. 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.

In addition, due to the proximity of the large materials recycling facility (MRF), waste transfer station (WTS) and landfill site close to the village boundary, there are large numbers of heavy goods vehicles (HGVs), at around 350 HGV movements per day, which travel to and from the waste facilities. Despite the 7.5t weight restriction through the village, a small proportion of these HGVs regularly pass through the village causing damage to verges, drainage ditches, road surfaces and footpaths in addition to creating a traffic hazard.



Compton Bassett Neighbourhood Plan 2015 - 2030

Design Statement Policies

DSP25: Ways to minimise the use of cars should be encouraged, particularly by the use of car sharing, increased use of public transport and provision of adequate broadband services.

ASPDSP26: Public transport services should be maintained at the current frequency during daytime and early evening.

ASPDSP27: Ways to minimise through traffic (cars and HGVs) through the village and to restrict the speed of traffic within the village should be sought.

Commercial Infrastructure

Although a small rural village, Compton Bassett is home to 24 businesses some of which have blue chip international clients. In addition, growing numbers of people are now working from home.

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.

Consequently, a broadband service is either unobtainable in some parts of the village or unacceptably slow.

This, combined with poor mobile services makes it very difficult for village businesses (including farms) who are required to make on-line returns to HMRC and HMG and to local villagers who are increasingly unfairly socially disadvantaged with limited access to health services and education services.

The local infrastructure is critical to the long term survival of rural communities who have variously lost post offices, telephone boxes, bus services and local shops over the years. For new developments to be sustainable, new homes need to be supported with adequate services including broadband and mobile phone access together with sustainable transport facilities to help minimise travel by car.

Design Statement Policies

DSP28: Small scale business developments, workshops and bed and breakfast facilities should be encouraged, consistent with the overall strategic objectives and policy requirements of the Neighbourhood Plan.

ASPDSP29: Broadband services with a minimum speed of 2Mb/s and adequate mobile services should be made available to the whole village.

Community Infrastructure

The village physical recreational facilities consist of a playground, green open space, cricket pitch, petanque court and a multitude of local walks throughout the landscape, including the AONB.

The village cultural facilities include the Benson Village Hall and the White Horse Inn.

There are no education facilities or public services (apart from the bus service and postal collections and deliveries) in Compton Bassett.

Design Statement Policies

DSP30: The existing physical recreational and cultural facilities should be supported and any new development should add proportionally to the existing recreational facilities.

Part 5. Reference Documents and Reference Policies used by the Compton Bassett Design Statement Steering Group

Reference Documents

1. Wiltshire Core Strategy 2016
2. Wiltshire Local Transport Plan 2011-2016
3. Calne Community Area Plan 2004-2014
4. Town and Country Planning Act 1990
5. Town and Country Planning Regulations 2011
6. Wiltshire & Swindon Waste Core Strategy 2006-2026
7. Good Practice in EIA Guidance: Institute of Environmental Management & Assessment
8. A Practical Guide to the Strategic Environmental Assessment Directive 2005
9. Environmental Assessment of Neighbourhood Plans, A guide for Wiltshire's Parish and Town Councils, February 2014
10. National Policy Planning Framework 2012
11. Planning Policy Guidance 12, 1992
12. The Localism Act 2011
13. Neighbourhood Planning (General) Regulations 2012
14. Air Quality Strategy for Wiltshire 2011-2015
15. Wiltshire Carbon Management Plan 2013-2017
16. Wildlife and Countryside Act 1981
17. Conservation of Habitats and Species Regulations 2010
18. Hedgerows Regulations 1997
19. Countryside and Rights of Way Act 2000
20. Dorset Ecology Report DEC/1744 2009
21. Tattenhall Neighbourhood Plan
22. Tattenhall Design Statement
23. Pewsey Neighbourhood Plan
24. Pewsey Design Statement
25. BREEAM Standards
26. CABI Standards

Compton Bassett Neighbourhood Plan 2015 - 2030

Wiltshire Council Reference Policies & Design Statement Policies

| Reference Policies (Wiltshire Council) | Key Points | Design Statement Policies |
|--|--|--|
| Core Policy 58 Ensuring the conservation of the historic environment | Wiltshire's important monuments, sites and landscapes and areas of historic and built heritage significance need to be protected and enhanced in order that they continue to make an important contribution to Wiltshire's environment and quality of life | DSP1 DSP2 DSP5 DSP13 DSP14 |
| Core Policy 48 Supporting Rural Life | protecting the countryside and maintaining its local distinctiveness supporting the sensitive reuse of built assets to help meet local needs supporting improved access between places and to services supporting the community in taking ownership of local services | DSP1 DSP2 DSP10 DSP11 DSP19 DSP21-25 ASPDSP29 DSP30 |
| Core Policy 49 Protection of rural services and community facilities | to protect and encourage the development of rural services and facilities in Wiltshire | DSP15 DSP21-25 ASPDSP29 DSP30 |
| Core Policy 51 Landscape | development should protect, conserve and where possible enhance landscape character and must not have an unacceptable harmful impact upon landscape character, while any negative impacts must be mitigated as far as possible through sensitive design and landscape measures. | DSP1-6 |
| Core Policy 52 Green Infrastructure | conserving and enhancing the natural environment; providing wildlife corridors; reducing noise and air pollution; and helping communities adapt to changing climate through water and carbon management | DSP1 DSP6 DSP17 |
| Core Policy 55 Air Quality | to maintain good air quality and minimise air pollution | DSP5 |

Compton Bassett Neighbourhood Plan 2015 - 2030

| | | |
|---|---|---|
| Core Policy 57 Ensuring high quality design and place shaping | a high standard of design is required in all new developments development is expected to create a strong sense of place through drawing on the local context and being complimentary to the locality | DSP3 DSP7 DSP8 DSP10-14 DSP16-18 DSP30 |
| Core Policy 60 Sustainable transport | to help reduce the need to travel, particularly by private car, and support and encourage the sustainable, safe and efficient movement of people and goods within and through Wiltshire | DSP19 DSP25 ASPDPS26 ASPDSP27 |
| Core Policy 40 Hotels, bed and breakfasts, guest houses and conference facilities | Proposals for new hotels, bed and breakfasts & guesthouses together with the sensitive extension, upgrading and intensification of existing tourism accommodation facilities 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 | DSP4 DSP5 DSP7 DSP28 |
| Core Policy 41 Sustainable construction and low carbon energy | Sustainable construction and low-carbon energy will be integral to all new development in Wiltshire | DSP11 DSP17 |
| Core Policy 42 Standalone renewable energy installations | Proposals for standalone renewable energy schemes will be supported subject to satisfactory resolution of all site specific constraints including landscape (particularly round AONBs, biodiversity, historic environment, residential amenity and high quality agricultural land | DSP17 |
| Core Policy 43 Providing affordable homes | provision of affordable housing may vary on a site-by-site basis taking into account evidence of local need, mix of affordable housing proposed and where appropriate, the viability of the development | DSP4 DSP8 DSP12 |
| Core Policy 44 Rural exceptions sites | where it can be demonstrated that a proposed development will meet a local need that cannot be accommodated in any other way, the council may permit small scale residential development (7 dwellings or less) outside but adjoining the development limits of Local Service Centres and Large Villages, or adjacent to the existing built area of Small Villages the proposal must have clear support from the local community and must consist of 7 dwellings or fewer | DSP8 |

Compton Bassett Neighbourhood Plan 2015 - 2030

| | | |
|---|--|---------------------------------|
| Core Policy 46 Meeting the needs of Wiltshire's vulnerable and older people | the provision, in suitable locations, of new housing to meet the specific needs of vulnerable and older people will be required wherever practicable, accommodation should seek to deliver and promote independent living | DSP8 DSP20 |
|---|--|---------------------------------|

Compton Bassett Design Statement Policies Summary

DSP1: The landscape resources (woodlands, hedgerows, ponds, streams, ditches, verges, geological features and views) should be preserved and/or enhanced by future developments.

DSP2: All new developments should be of a height, size and appearance which does not adversely affect distinctive landscape views into and out of the Parish, particularly views of St Swithin's church and the prominent listed buildings.

DSP3: Designers should minimise the impact of new buildings on the landscape, as considered from all major viewpoints around the village and particularly from the AONB, by careful attention to landscaping, scale, visual amenity and the character and heritage of Compton Bassett. Where any developments are over 2 storeys in height, it should be demonstrated that views across the village and to listed buildings in the conservation area are not adversely affected.

DSP4: Development (beyond that proposed by the Compton Bassett Neighbourhood Plan should be limited to smaller scale projects, including small scale workshops and house conversions and extensions on existing sites which do not have any adverse impact on the landscape and visual amenity.

DSP5: Designers should minimise the impact of new buildings on the environment, including air quality, particularly within the Conservation Area.

DSP6: Where appropriate, all proposals for new developments should be accompanied by a Landscape Statement together with drawings and details, including 5 year landscape maintenance plans.

DSP7: Future development should continue the tradition of adapting to change but should be of a scale and design that is compatible with a predominantly rural settlement with a distinctive local vernacular.

DSP8: High quality affordable homes/starter homes **for local people** should be supported as a priority on brownfield sites.

DSP9: Street lighting and flood lighting in the open countryside will be discouraged for all new developments, unless there are over-riding safety considerations.

DSP10: The design of new buildings should be appropriate to the setting of all adjacent buildings, particularly where they are historic. Where appropriate this should be demonstrated by the use of photomontages or perspective drawings or equivalent to demonstrate the likely effect on all adjacent buildings and listed buildings.

DSP11: Restoration and adaptation of old buildings should be sensitive and sympathetic to their character and should be carried out following the appropriate BREEAM and CABE standards, with appropriate measures to improve the energy performance where possible.

DSP12: In considering new developments, the scale and density of both the overall development and individual units and the open space and car parking provisions should reflect a gradual incremental growth in proportion with the existing buildings and should not visually dominate or detract from the character of the village.

Compton Bassett Neighbourhood Plan 2015 - 2030

DSP13: All developments, particularly within the conservation area, should seek to enhance its quality and character, following the appropriate BREEAM and CABE standards.

DSP14: The height, size and scale of new buildings and extensions should not dominate existing buildings of historical or architectural significance and should reflect the balance of the existing buildings.

DSP15: All new housing developments, including affordable homes/starter homes should be provided with access to broadband services and a minimum speed of 2 Mb/s to enable “working from home”.

DSP16: All proposals should reflect and be sympathetic to the characteristic building vernacular. Traditional building materials, quality, housing density, open space allocation, pedestrian access, vehicle access and appropriate car parking allocation are key considerations which must be addressed to the appropriate CABE standards.

DSP17: The use of all materials, methods and technologies that reduce the negative impact of buildings on the environment will be encouraged. All new houses will be expected to incorporate ‘green’ technology, including photo-voltaic cells (solar panels) where they are not visually intrusive, heat exchange systems and rainwater collection systems.

DSP18: Details of windows, doors, vernacular, gutters, roofs, waste storage, gardens, open spaces and off-road car parking areas (designed in line with national and local parking policy and guidance documents), should be submitted with all planning applications for new housing development so that the intended quality of the details may be assessed prior to the determination of the planning application.

DSP19: All new developments should ensure that good and safe access for cars, pedestrians and cyclists is maintained or enhanced within the Parish. Where new footpaths are created, provision should be made wherever possible for access by disabled persons or persons with restricted mobility.

DSP20: Wherever practicable, new housing developments should seek to deliver and promote independent living, particularly for older people.

DSP21: The pace of development should not outstrip the ability of small rural locations to absorb the changes

DSP22: Future development should create stronger, more resilient communities and ensure that new housing is delivered in a proportionate manner whereby housing is delivered in settlements where there are insufficient employment opportunities leading to out commuting.

DSP23: New developments should have the appropriate infrastructure for that development and, where possible and appropriate, improvements to upgrade existing infrastructure to a similar standard will be sought.

DSP24: Proposals for new developments should be considered when it can be demonstrated that there would be no adverse effect on water supply, foul drainage, electricity supply, telecommunications and broadband services.

DSP25: Ways to minimise the use of cars should be encouraged, particularly by the use of car sharing, increased use of public transport and provision of adequate broadband services.

Compton Bassett Neighbourhood Plan 2015 - 2030

ASPDSP26: Public transport services should be maintained at the current frequency during daytime and early evening.

ASPDSP27: Ways to minimise through traffic (cars and HGVs) through the village and to restrict the speed of traffic within the village should be sought.

DSP28: Small scale business developments, workshops and bed and breakfast facilities should be encouraged, consistent with the overall strategic objectives and policy requirements of the Neighbourhood Plan.

ASPDSP29: Broadband services with a minimum speed of 2Mb/s and adequate mobile services should be made available to the whole village.

DSP30: The existing physical recreational and cultural facilities should be supported and any new development should add proportionally to the existing recreational facilities.