Purpose of Report: To consider approval of the publication of the Compton Institute for Animal Health Draft Supplementary Planning Document and accompanying Sustainability Appraisal report for a six week period of consultation in accordance with the West Berkshire Statement of Community Involvement.

Recommended Action: To approve the publication of the Compton Institute for Animal Health Draft Supplementary Planning Document and accompanying Sustainability Appraisal report for a six week period of consultation in accordance with the West Berkshire Statement of Community Involvement.

Reason for decision to be taken: To enable the timely adoption of an SPD to provide the necessary guidance for any potential redevelopment of the Compton Institute for Animal Health site.

Other options considered: None

Key background documentation:
- West Berkshire Local Plan Core Strategy 2006-2026
- Compton IAH Flood Risk Study, August 2012, Capita Symonds
- Compton Open Space Review, West Berkshire Council, June 2012

The proposals contained in this report will help to achieve the following Council Strategy priorities:
- CSP1 – Caring for and protecting the vulnerable
- CSP2 – Promoting a vibrant district
- CSP4 – Protecting the environment

The proposals will also help achieve the following Council Strategy principles:
- CSP5 - Putting people first
- CSP7 - Empowering people and communities
- CSP9 - Doing what’s important well

The proposals contained in this report will help to achieve the above Council Strategy priorities and principles by:
Forming a framework to supplement existing planning policies in order to guide any potential redevelopment of the Institute for Animal Health site.
Portfolio Member Details
Name & Telephone No.: Councillor Keith Chopping - Tel (0118) 983 2057
E-mail Address: kchopping@westberks.gov.uk
Date Portfolio Member agreed report: 18 December 2012

Contact Officer Details
Name: Sarah McCullough
Job Title: Senior Planning Officer
Tel. No.: 01635 519664
E-mail Address: smccullough@westberks.gov.uk

Implications

Policy: The Compton Institute for Animal Health has been identified as an opportunity site in the West Berkshire Core Strategy and the SPD will form a framework to supplement existing planning policies and guide any comprehensive redevelopment of the site.

Financial: N/A
Personnel: N/A
Legal/Procurement: N/A
Property: N/A

Risk Management: The preparation of a Supplementary Planning Document for the site enables the Council to put in place planning guidance for the site and to take on board the views of the community which have already been expressed through early consultation. The alternative of waiting for a planning application would mean that the site might not be delivered in accordance with Corporate and Member aspirations.

Equalities Impact Assessment: Stage 1 report undertaken - see Appendix A. Stage 2 not required.

Is this item subject to call-in? Yes: No:

If not subject to call-in please put a cross in the appropriate box:

- The item is due to be referred to Council for final approval
- Delays in implementation could have serious financial implications for the Council
- Delays in implementation could compromise the Council's position
- Considered or reviewed by Overview and Scrutiny Management Commission or associated Task Groups within preceding six months
- Item is Urgent Key Decision
- Report is to note only
Executive Summary

1. Introduction

1.1 The Draft Supplementary Planning Document (SPD) sets out the Council’s planning guidance for the Institute for Animal Health (IAH) site in Compton should the site be redeveloped in the future.

2. Proposals

2.1 The SPD will form a framework to supplement existing planning policies within the West Berkshire Local Plan and guide any redevelopment of the site, which is identified as an opportunity site in the Adopted West Berkshire Core Strategy (July 2012).

2.2 The purpose of the SPD is to set out the environmental, social, economic and design objectives relevant to any future redevelopment of the site. The Council is seeking to promote an appropriate and sensitive approach to future redevelopment on this brownfield site, which lies within a nationally designated landscape and to set out the opportunities and constraints relating to it in order to maximise the quality of the final development achieved.

2.3 Guidance on the mix of uses and design of the site is provided, along with the planning requirements for any future planning applications and the measures to be taken to implement all aspects of any future redevelopment.

2.4 Consultation and stakeholder engagement is a vital part of the production of any planning document. In producing the Draft SPD the Council has engaged with the Parish Council, local community, landowners, Ward Member and other key stakeholders to ensure that the views and considerations of those with an interest in the redevelopment and future of the site have been taken into account throughout its preparation so far.

2.5 It is intended that the final SPD will be adopted by the Council once the outcomes of the proposed formal public consultation have been taken into account. Once adopted the SPD will be used in conjunction with the Development Plan, holding significant weight as a material consideration in the determination of any planning application and/or appeal on this site.

3. Equalities Impact Assessment Outcomes

3.1 Potential redevelopment of the Institute for Animal Health site in Compton would have a positive effect on all groups by delivering additional housing and employment opportunities to the village as part of a mixed use scheme.

4. Conclusion

4.1 Approval is sought to publish the Compton Institute for Animal Health Draft Supplementary Planning Document and accompanying Sustainability Appraisal report for a six week period of consultation in accordance with the West Berkshire Statement of Community Involvement.
Executive Report

1. Introduction

1.1 The Supplementary Planning Document (SPD) is being prepared in order to guide an appropriate and sensitive approach to any future redevelopment of the Institute for Animal Health (IAH) site at Compton. It sets out the opportunities and constraints relating to the site in order to maximise the quality of the final development achieved.

1.2 The final SPD will supplement existing planning policies within the West Berkshire Local Plan. The SPD will set out the environmental, social and economic objectives relevant to any future development of the site. Once adopted by the Council the SPD can be used in conjunction with the Development Plan holding significant weight as a material consideration in the determination of any future planning application on the site.

1.3 The SPD has to be prepared in accordance with the Town and Country (Local Planning) (England) Regulations 2012 with a Sustainability Appraisal (SA) report produced alongside it. The SA informs the preparation of the SPD and highlights the environmental, economic and social impacts which may arise as a result of the SPD. Both the SA and a Statement of Consultation, which also has to be prepared, are appended (Appendices C and D respectively) and will be published with the draft SPD during the proposed 6 week period of public consultation.

1.4 As part of the development of the SPD a number of specialist studies have been commissioned and prepared, including a Landscape Framework, Flood Risk Study and Green Space Review.

2. Vision and Objectives of the SPD

2.1 Should the site be redeveloped, the Council's vision for the IAH site is:

The IAH site will be a place that is in harmony with the high environmental quality of this part of the North Wessex Downs Area of Outstanding Natural Beauty; a place which contributes towards a vibrant and balanced rural community in Compton and in which there is great local pride.

2.2 In realising this Vision the SPD would seek to achieve the following objectives:

(a) To guide the comprehensive redevelopment of the site delivering a residential-led mixed use scheme whilst recognising the current and future role and function of Compton.

(b) To ensure future development conserves and enhances the natural beauty of the North Wessex Downs AONB in accordance with its national designation.

(c) To maximise the provision of affordable housing.
3. Development Framework

3.1 In order to deliver the Vision and Objectives a Development Framework has been produced for the site. This is based upon the site context, technical evidence and the outcomes of consultation to date. Essentially, it sets out guidance that any future redevelopment of the site should deliver a mixed use scheme which responds to the character and function of the village, whilst conserving and enhancing the AONB. It is expected that any proposal would be residential led with a mix of employment floorspace, green infrastructure and community uses.

3.2 The Development Framework sub-divides the site into three broad areas - Area A, Area B and Area C. Area A is the most northern part of the site, with Area B being the central area and Area C the most southerly part of the site.

3.3 Area A provides an opportunity to make a significant positive contribution to the landscape character and local distinctiveness of the open downland landscape of the AONB. It is shown that the redevelopment of this part of the site for housing or employment purposes would fail to conserve and enhance the natural beauty of the AONB and it is recommended therefore that this Area should be excluded from the developable area and all the existing buildings and hard standings be removed. It is proposed that Area A should be restored to woodland and grassland, enhancing the landscape and visual amenity of the area.

3.4 Area B has the potential to be developed subject to a number of constraints to prevent an adverse impact on the AONB and make a contribution to the enhancement of the AONB. The design of any development on this part of the site should reflect the built form pattern on the northern edge of the village and be of a low density. In the north western corner of this Area a private company lease land from the current landowners and it is expected that this company will remain. The provision of further employment floorspace on the site should be located adjacent to the existing to allow for a concentration of employment uses on this western part of Area B.

3.5 Area C has the greatest potential to make a positive contribution to the built form and landscape character of the village, through the conservation and enhancement of the setting of the adjacent Conservation Area and the retention of the existing cricket pitch. Area C can accommodate a higher density of development than Area B given its relationship to the rest of the village, however significant flood risk occurs in this southern part of the site. Area C is constrained in part by both surface water and groundwater flood risk. Additional work has been carried out to explore
this risk by external consultants (Compton IAH Flood Risk Study, Capita Symonds, August 2012) and this study recommended that less vulnerable uses in accordance with the NPPF are constructed below the contour line of 103m AOD and more vulnerable uses e.g. housing, are developed above this contour line to ensure the risk of flooding can be appropriately managed. This recommendation has been carried through into the draft SPD.

4. Development Principles

4.1 In order to deliver the development framework the SPD sets out a number of development principles to guide any future redevelopment of the site. All development proposals will be assessed against these principles. They include matters such as:

(a) landscape character of the AONB,
(b) flooding,
(c) contamination,
(d) land uses,
(e) green infrastructure,
(f) historic environment,
(g) design,
(h) sustainable construction,
(i) biodiversity,
(j) lighting,
(k) transport and accessibility.

4.2 Guidance on the mix of uses and physical form of the site is provided, along with the planning requirements for planning applications and the measures to be taken to implement all aspects of any future redevelopment.

5. Consultation

5.1 Consultation and stakeholder engagement is a vital part of the production of any planning document. In producing this Draft SPD the Council has engaged with the Parish Council, local community, landowners, Ward Member and other key stakeholders to ensure that the views and considerations of those with an interest in the redevelopment and future of the site have been taken into account. The appended Statement of Consultation (Appendix D) sets out the details of the consultation undertaken to date.

5.2 Under the Localism Act 2011 the Council has a statutory duty to co-operate with its neighbouring authorities on planning issues which would have a significant impact on both areas. Although the Vale of White Horse and South Oxfordshire District
Councils will be consulted on the draft SPD, it is not considered that the statutory duty would be applicable in this instance.

6. **Next Steps**

6.1 If Members approve the publication of the Compton Institute for Animal Health site Draft SPD and accompanying Sustainability Appraisal for public consultation, then it is proposed to consult for a period of 6 weeks from 15th February - 2 April 2013. To ensure this consultation engages as many members of the community and local stakeholders as possible, it will be widely advertised throughout the village of Compton and on the Council's dedicated webpage ([www.westberks.gov.uk/comptoniah](http://www.westberks.gov.uk/comptoniah)).

6.2 Following the consultation, it is proposed that the responses will be taken into account and the SPD finalised. The final version of the SPD will then be discussed with Members at the April meeting of the Planning Policy Task Group with a view to it being taken forward for adoption by Full Council in the early summer. Once adopted the SPD will be used in conjunction with the Development Plan, holding significant weight as a material consideration in the determination of any planning application and/or appeal on this site.

**Appendices**

Appendix A - Equality Impact Assessment – Stage 1  
Appendix B - Compton Institute for Animal Health Draft Supplementary Planning Document  
Appendix C - Sustainability Appraisal report  
Appendix D - Statement of Consultation

**Consultees**

**Local Stakeholders:** As set out in the Statement of Consultation  
**Officers Consulted:** Liz Alexander, Paula Amorelli  
**Trade Union:** N/A
# Equality Impact Assessment – Stage One

<table>
<thead>
<tr>
<th>Name of item being assessed:</th>
<th>Compton Institute for Animal Health Draft Supplementary Planning Document</th>
</tr>
</thead>
<tbody>
<tr>
<td>Version and release date of item (if applicable):</td>
<td>February 2013</td>
</tr>
<tr>
<td>Owner of item being assessed:</td>
<td>Sarah McCullough</td>
</tr>
<tr>
<td>Name of assessor:</td>
<td>Sarah McCullough</td>
</tr>
<tr>
<td>Date of assessment:</td>
<td>10/01/13</td>
</tr>
</tbody>
</table>

1. **What are the main aims of the item?**

   The main aim of the SPD is to form a framework to supplement existing planning policies and guide any future redevelopment of the site.

   Members are asked to approve the draft SPD in order for it to be published for a 6 week period of public consultation.

2. **Note which groups may be affected by the item, consider how they may be affected and what sources of information have been used to determine this.** (Please demonstrate consideration of all strands – age; disability; gender reassignment; marriage and civil partnership; pregnancy and maternity; race; religion or belief; sex; sexual orientation)

<table>
<thead>
<tr>
<th>Group Affected</th>
<th>What might be the effect?</th>
<th>Information to support this.</th>
</tr>
</thead>
<tbody>
<tr>
<td>All groups</td>
<td>Potential redevelopment of the Institute for Animal Health site in Compton will have a positive effect on all groups by delivering additional housing and employment opportunities to the village as part of a mixed use scheme.</td>
<td>Background information to this report</td>
</tr>
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</table>

Further comments relating to the item:

3. **Result** (please tick by clicking on relevant box)

   - [ ] High Relevance - This needs to undergo a Stage 2 Equality Impact Assessment
   - [ ] Medium Relevance - This needs to undergo a Stage 2 Equality Impact Assessment
Low Relevance - This needs to undergo a Stage 2 Equality Impact Assessment

No Relevance - This **does not** need to undergo a Stage 2 Equality Impact Assessment

For items requiring a **Stage 2** equality impact assessment, begin the planning of this now, referring to the equality impact assessment guidance and Stage 2 template.

4. Identify next steps as appropriate:

<table>
<thead>
<tr>
<th>Stage Two required</th>
<th>Owner of Stage Two assessment:</th>
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<tbody>
<tr>
<td>Timescale for Stage Two assessment:</td>
<td>Stage Two not required:</td>
</tr>
</tbody>
</table>

**Name:** Sarah McCullough  
**Date:** 10th January 2013