

Title of Report:	Pirbright Institute Site, Compton, Supplementary Planning Document (SPD)
Report to be considered by:	Council
Date of Meeting:	19 th September 2013
Forward Plan Ref:	C2650

Purpose of Report:

1. To consider the representations received in response to the Draft Supplementary Planning Document consultation undertaken between 15th February and 2nd April 2013.
2. To consider whether any revisions need to be made to the Supplementary Planning Document in the light of these representations.
3. To consider the adoption of the Pirbright Institute site, Compton, Supplementary Planning Document as attached in Appendix C.

Recommended Action:

That Council resolves that:

1. No new information or evidence has arisen through the consultation to warrant major changes being made to the Supplementary Planning Document.
2. The Council's responses to the representations received as set out in Appendix A are agreed.
3. The Pirbright Institute site, Compton, Supplementary Planning Document as attached in Appendix C is adopted in accordance with Section 23 of the Planning and Compulsory Purchase Act 2004 (as amended).
4. Delegated authority is given to the Head of Planning and Countryside to agree any minor typographical and formatting refinements to the Pirbright Institute site, Compton, Supplementary Planning Document before publication.

Reason for decision to be taken:

To provide the necessary guidance for the potential redevelopment of the Pirbright Institute site in Compton.

Other options considered:

None

Key background documentation:

- West Berkshire Local Plan Core Strategy 2006-2026
- Landscape Framework for land at Compton Institute for Animal Health, 2012, Kirkham Landscape Planning Ltd
- 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:

Setting in place a planning context and framework for the potential redevelopment of the Institute site which will facilitate a smoother and faster planning application process and ensure an appropriate development is delivered on site.

Portfolio Member Details

Name & Telephone No.:	Councillor Hilary Cole
E-mail Address:	hcole@westberks.gov.uk
Date Portfolio Member agreed report:	20th August 2013

Contact Officer Details

Name:	Sarah McCullough
Job Title:	Senior Planning Officer
Tel. No.:	01635 519664
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Implications

Policy:	The Pirbright Institute site in Compton has been identified as an opportunity site in the West Berkshire Core Strategy and the SPD will establish the principles and parameters to guide and manage any future development 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 plans for the site and to take on board the views of the community which have been expressed through 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.
Corporate Board's Recommendation:	No changes requested. Progress to Management Board.

Is this item relevant to equality?	Please tick relevant boxes		Yes	No
Does the policy affect service users, employees or the wider community and:				
• Is it likely to affect people with particular protected characteristics differently?			<input type="checkbox"/>	<input checked="" type="checkbox"/>
• Is it a major policy, significantly affecting how functions are delivered?			<input type="checkbox"/>	<input checked="" type="checkbox"/>
• Will the policy have a significant impact on how other organisations operate in terms of equality?			<input type="checkbox"/>	<input checked="" type="checkbox"/>
• Does the policy relate to functions that engagement has identified as being important to people with particular protected characteristics?			<input type="checkbox"/>	<input checked="" type="checkbox"/>
• Does the policy relate to an area with known inequalities?			<input type="checkbox"/>	<input checked="" type="checkbox"/>
Outcome (Where one or more 'Yes' boxes are ticked, the item is relevant to equality)				
Relevant to equality - Complete an EIA available at www.westberks.gov.uk/eia				<input type="checkbox"/>
Not relevant to equality				<input checked="" type="checkbox"/>

Is this item subject to call-in?	Yes: <input type="checkbox"/>	No: <input checked="" type="checkbox"/>
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		<input checked="" type="checkbox"/>
Delays in implementation could have serious financial implications for the Council		<input type="checkbox"/>
Delays in implementation could compromise the Council's position		<input type="checkbox"/>
Considered or reviewed by Overview and Scrutiny Management Commission or associated Task Groups within preceding six months		<input type="checkbox"/>
Item is Urgent Key Decision		<input type="checkbox"/>
Report is to note only		<input type="checkbox"/>

Executive Summary

1. Introduction

- 1.1 The Supplementary Planning Document (SPD) for the Pirbright Institute site in Compton has been produced to supplement existing planning policies within the West Berkshire Local Plan and facilitate the comprehensive redevelopment of the site which is identified as an opportunity site in the Adopted West Berkshire Core Strategy (July 2012).
- 1.2 The purpose of the SPD is to establish the principles and parameters to guide and manage 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.
- 1.3 Consultation and stakeholder engagement is a vital part of the production of any planning document. On 14th February 2013 the Council's Executive approved the Draft Supplementary Planning Document for a 6 week period of public consultation which took place from 15th February to 2 April 2013.
- 1.4 Overall the Council received 28 representations on the Draft SPD, along with 3 representations on the SA/SEA Report and 2 representations on the supporting documents. The representations have been considered by officers and amendments proposed to the SPD in order to produce a final document for adoption as attached in Appendix C.

2. Equalities Impact Assessment Outcomes

- 2.1 This item is not relevant to equality.

3. Conclusion

- 3.1 It is recommended that Council resolves that:
 - (a) No new information or evidence has arisen through the consultation to warrant major changes being made to the Supplementary Planning Document.
 - (b) The Council's responses to the representations received as set out in Appendix A are agreed.
 - (c) The Pirbright Institute site, Compton, Supplementary Planning Document as attached in Appendix C is adopted in accordance with Section 23 of the Planning and Compulsory Purchase Act 2004 (as amended).
 - (d) Delegated authority is given to the Head of Planning and Countryside to agree any minor typographical and formatting refinements to the Pirbright Institute site, Compton, Supplementary Planning Document before publication.

- 3.2 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.

Executive Report

1. Introduction

- 1.1 The Supplementary Planning Document (SPD) has been prepared in order to promote an appropriate and sensitive approach to any future redevelopment of the Pirbright Institute site at Compton (formerly known as the Institute for Animal Health). 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 SPD will supplement existing planning policies within the West Berkshire Local Plan and sets out the environmental, social and economic objectives relevant to any future redevelopment of the site. Once adopted by the Council the SPD will be used in conjunction with the Development Plan holding significant weight as a material consideration in the determination of any future planning application and/or appeal on the site.
- 1.3 The SPD has been prepared in accordance with the Town and Country (Local Planning) (England) Regulations 2012 with a Sustainability Appraisal (SA) Report (Appendix D) produced alongside it. The SA has informed the preparation of the SPD and highlights the environmental, economic and social impacts which may arise as a result of the SPD. A Statement of Consultation has also been produced which sets out details of the consultations and incorporates the consultation representations and Council responses (Appendix A).

2. Consultation

- 2.1 On 14th February 2013 the Council's Executive approved the Draft Supplementary Planning Document for the Compton Institute for Animal Health prior to a 6 week period of public consultation which took place from 15th February to 2nd April 2013. During this time a public consultation event was held in the Downs School, where exhibition stands were on display allowing members of the community to come along, ask questions and understand more about the Draft SPD.
- 2.2 Overall the Council received 28 representations on the Draft SPD, along with 3 representations on the SA/SEA Report and 2 representations on the supporting documents. These representations were received from 29 contributing consultees. In addition there were 2 late responses. The representations have been considered by officers and a Council response has been provided to each one. As a result some amendments have been proposed to the Draft SPD as appropriate. None of the amendments are considered significant, with the majority providing factual updates, clarification and/or additional information, as set out in Appendix B and serve to strengthen the final document.
- 2.3 The consultation representations together with the Council's proposed responses are attached in Appendix A, as part of the Statement of Consultation. A Schedule of Proposed Changes to the SPD is attached in Appendix B.
- 2.4 Some of the main issues raised as part of the consultation are summarised below in no particular order:
 - (1) Barton Willmore (on behalf of the landowners): This representation raised the need to amend the title of the SPD from the Compton

Institute for Animal Health to the Pirbright Institute site, Compton, as the name of the site itself has changed. It is acknowledged that this change may cause some confusion and therefore some explanatory text has been added as a footnote to the Introduction of the SPD. It is considered appropriate to retain all references to the site in documentation predating June 2013 as the Compton Institute for Animal Health and any subsequent documentation will reference the site as the Pirbright Institute site, Compton.

This representation also raised objection to the SPD with regard to landscape, flood risk and development density. Strong rebuttals have been provided to this representation by the Council's landscape and flooding consultants, and therefore no amendments have been proposed as a result of these objections.

- (2) Environment Agency (EA): The main concern raised by the EA related to the recommendation within the SPD with regard to flood risk - Principle F1. As a result a meeting was held on 23 April 2013 between the EA and officers to discuss the representation and provide clarification on Principle F1. As a result of this meeting the EA sent a letter updating their position and the matter has now been resolved.
- (3) Thames Water: The main issue within this representation related to the potential net increase in demand on Thames Water's infrastructure as a result of any future development. Amendments are proposed to the SPD to ensure that water supply and sewerage infrastructure capacity is considered as part of any development proposals and that sewerage/waste water infrastructure is in place ahead of development.
- (4) Thames Valley Police: This representation raised concern to the accompanying SA/SEA Report with regard to crime prevention, safety and design. Creating a safe and accessible environment is an implicit objective in planning positively for the site and as a result amendments are proposed to both the SA/SEA Report and the SPD to clarify this objective. A new principle has been added to the SPD - Principle D7, to incorporate 'Secured by Design' principles.
- (5) English Heritage: The representation from English Heritage related to the SA/SEA Report and sought clarification to the Report regarding the historic environment. Amendments to the SA/SEA are proposed to clarify the significance of the historic environment.

2.5 Whilst the above outlines the main changes made to the SPD, Appendix B sets out a schedule of all the changes. These include factual updates as a result of new census data available, the removal of all references to the South East Plan which has now been abolished and updates to reflect the impending introduction of CIL. Other minor changes include factual updates regarding the consultation process, along with clarification to some paragraphs/principles to better reflect policy.

3. Conclusion

3.1 The consultation process resulted in representations from a broad spectrum of consultees, including members of the public, the Parish Council, local businesses/organisations, the landowner's representative and statutory consultees. As a result the proposed changes serve to strengthen the SPD, providing clarification and/or

additional information on detailed aspects. The proposed changes have been made to the SPD and the final document can be found as attached in Appendix C.

3.2 It is recommended that Council resolves that:

- (a) No new information or evidence has arisen through the consultation to warrant major changes being made to the Supplementary Planning Document.
- (b) The Council's responses to the representations received as set out in Appendix A are agreed.
- (c) The Pirbright Institute site, Compton, Supplementary Planning Document as attached in Appendix C is adopted in accordance with Section 23 of the Planning and Compulsory Purchase Act 2004 (as amended).
- (d) Delegated authority is given to the Head of Planning and Countryside to agree any minor typographical and formatting refinements to the Pirbright Institute site, Compton, Supplementary Planning Document before publication.

Appendices

Appendix A - Statement of Consultation

Appendix B - Schedule of proposed changes to the SPD

Appendix C - Pirbright Institute site, Compton, Supplementary Planning Document (SPD)

Appendix D - Sustainability Appraisal report

Please note that Appendices A, C and D for this report have been circulated electronically. A hard copy has also been made available in the Members' Room. Hard copies available on request

Consultees

Local Stakeholders: As set out in the Statement of Consultation

Officers Consulted: All Heads of Service as set out in the Statement of Consultation;
Liz Alexander; Paula Amorelli,

Trade Union: N/A