

## Compton Institute for Animal Health Site Draft SPD - Schedule of Proposed Changes

This schedule outlines the proposed changes to the Draft Supplementary Planning Document (SPD) for the Institute for Animal Health site at Compton (now known as the Pirbright Institute site at Compton) following statutory public consultation. The proposed changes are mainly factual updates or clarification/amendments as a result of the consultation representations received.

The proposed changes within this schedule are expressed with the conventional form of ~~striketrough~~ for deletions and underlining for additions of text. The proposed changes are set out in document order and relate to the draft SPD. Therefore as a result of the changes some of the paragraph numbers within the final version of the SPD will differ from those set out within this schedule.

Change no.	Details of proposed change to draft SPD
1	Remove all references to the South East Plan (SEP) and/or regional policy within the SPD and the SA.
2	Amend title of the SPD and all references to the Institute for Animal Health throughout the SPD, SA and Statement of Consultation to read:  Title: <u>Pirbright Institute site, Compton</u> References throughout document: <u>The Pirbright Institute</u>
3	Amend paragraph 1.1 of the Introduction to read:  '...sets out West Berkshire Council's planning guidance for the <del>Institute for Animal Health (IAH) site in Pirbright Institute site</del> <u><i>insert footnote</i></u> at Compton (the site / the Institute) should the site be redeveloped in the future.  <u><i>{Footnote: The site was formerly known as the Institute for Animal Health (IAH) site in Compton but was renamed late in the process of preparing this SPD. As a result of this change all documentation relating to this SPD predating June 2013 will refer to the site as the Institute for Animal Health (IAH) and all documentation subsequent to this date will be referred to as the Pirbright Institute site, Compton. The site boundary has not changed and remains as that shown in Figure 2. }</i></u>

4	<p>Remove text from 1<sup>st</sup> sentence of paragraph 1.6 to read:</p> <p><del>'..... in Surrey by March 2013, thus leaving the site at Compton vacant. There may however be residual support activities that continue on the Compton site beyond March 2013. ....'</del></p>
5	<p>Amend 2<sup>nd</sup> sentence of paragraph 1.11 to read:</p> <p><del>'The SPD will be was adopted by the Council once the outcomes of this consultation have been taken into account. Once adopted the SPD will and will be used in conjunction with the Development Plan.....'</del></p>
6	<p>Amend paragraph 1.15 to read:</p> <p><del>The outcomes of the consultation events and the feedback received throughout the process have been taken into account in preparing the draft SPD. A full Statement of Consultation will be produced to accompany the final document and will also include responses from the formal six week consultation.'</del></p> <p><u>'Formal consultation on the Draft SPD was undertaken from 15th February to 2nd April 2013. A second drop-in event was held on 5th March 2013 as part of this process.'</u></p>
7	<p>Add another paragraph 1.16 to read:</p> <p><u>'The outcomes of all the consultation have been taken into account in preparing the SPD. A Statement of Consultation, setting this out in more detail, accompanies the final document.'</u></p>
8	<p>Update census statistics to 2011 in paragraphs 3.3, 3.47 and 3.53 of Chapter 3.</p>
9	<p>Amend date within 3<sup>rd</sup> sentence of paragraph 2.2 to read:</p> <p><u>June 2013</u></p>
10	<p>Amend text in paragraph 2.22 to read:</p>

	..... and other protected areas..... such as Areas of Special Landscape Importance (ASLI), Sites of Special Scientific Interest (SSSI), Historic Parks and Gardens and Gaps between settlements.
11	Update references to the Developer Contributions SPG to SPD and replace text in paragraph 2.31 with:  <u>In June 2013 the Council updated and adopted its Developer Contributions SPG as an SPD{insert footnote}. The SPD sets out the Council's approach to securing developer contributions towards local infrastructure services and amenities.</u>  {Footnote to be inserted: <u>Developer Contributions SPD: <a href="http://www.westberks.gov.uk/contributionsspd">www.westberks.gov.uk/contributionsspd</a></u> }
12	Amend paragraph 2.32 to read:  The Core Guidance of the <del>draft</del> SPD states (page1): .....
13	Amend title of sub-heading within Chapter 3 to read:  <del>Institute for Animal Health site description</del> <u>Description of the Pirbright Institute site, Compton</u>
14	Delete text in paragraph 3.15 under first bullet point and move the footnote to text within the 1 <sup>st</sup> sentence as follows:  <u>Green's Yard and the former bank {insert footnote: Greens Yard – 02/00317/OUT &amp; 07/02647/RESMAJ; the former bank – 07/02654/FULD} .....</u> <del>Both applications {footnote} are pending consideration for extension of time on the original applications at the time of writing.</del>
15	Add text to 2 <sup>nd</sup> sentence of paragraph 3.32 to read:  '....within the <u>ownership of the Institute</u> .....
16	Add text to the end of paragraph 3.34 to read:  <u>The village has also recently experienced flooding from sewerage/waste water infrastructure.</u>

17	Remove and/or amend reference to the West Berkshire Ground Water Scheme throughout the SPD and SA as this scheme should not be used a means of flood defence/mitigation.
18	Amend paragraph 3.41:  '..... Five of the six listed buildings <u>within the settlement boundary of</u> in the village are found <del>here</del> <u>within the Conservation Area.</u> '
19	Amend paragraph 3.42 to read:  '...significant contribution to the <del>setting of the Conservation Area</del> <u>conservation and enhancement of the Conservation Area and its setting</u> '.
20	Add new text to the SWOT under Threats:  <u>Provision of water and sewerage infrastructure to service any future development.</u>
21	Amend text in paragraph 5.13 to read:  '....Should offices (B1a) be proposed in this location the applicant <del>would need</del> <u>may be required</u> to justify its ....'
22	Amend paragraph 5.22 to read:  Given it is expected that Schering-Plough will continue to lease the land in the north western part of Area B <u>and possibly expand their operations in the future</u> , the provision of further employment floorspace on the site should be located adjacent to Schering-Plough. <u>This would allow for a concentration of employment uses on the site within the western part of Area B. This would provide the opportunity to have an access off Churn Road separate to the rest of the development. Consideration will also need to be given to the highway and infrastructure needs of these uses during the masterplanning stage of a planning application.</u>

23	Add text to the end of paragraph 5.23 to read:  '..... landscape impact of any proposal <u>as noted above</u> .'
24	Amend paragraph 5.25 to read:  'The Development Framework has already recommended <u>above</u> that Area B should be developed at a low density.....'
25	Amend paragraph 5.25 to read:  '...the developable area of Area C could, <u>whilst respecting the significance of the Conservation Area</u> , accommodate a higher density of development'.
26	Add text to the end of Principle F4:  <u>It should be demonstrated that the existing level of run-off will not be increased.</u>
27	Add text to the end of Principle F5:  <u>Sewerage/waste water treatment infrastructure should be in place ahead of development to ensure flood risk is minimised.</u>
28	Add text to the end of Principle C1:  '..... <u>and the Environment Agency</u> .'
29	Amend Principle HE1 to read:  The <del>landscape and visual setting of the</del> <u>significance of the Conservation Area, its landscape and visual setting, along with</u> nearby listed buildings, and historic landscape character should be conserved and enhanced.

30	<p>Add another design principle to Section 6 and Table 2 to read:</p> <p><u>D7: Any development should incorporate 'Secured by Design' principles to reduce opportunities for crime and the fear of crime.</u></p>
31	<p>Amend Principle T4 to read:</p> <p><del>T4: Car parking should be provided in accordance with the Council's most up to date standards at the time of any future planning application.</del></p> <p><u>T4: The level of car parking should be set to reflect the most up to date standards at the time of any planning application, and take into account such things as the location and mix of dwellings types and the local levels of car ownership.</u></p>
32	<p>Amend 1<sup>st</sup> sentence of paragraph 7.4 to read:</p> <p>....Sustainable Development (<del>due to be adopted in June 2013</del>), .....</p>
33	<p>Add text to the end of paragraph 7.6 to read:</p> <p><u>Once adopted by the Council CIL will be the main mechanism used to secure developer contributions towards improvements and enhancements to infrastructure required as a result of development.</u></p>
34	<p>Amend 1<sup>st</sup> and 2<sup>nd</sup> sentences of paragraph 7.7 to read:</p> <p>'.... On most buildings that people normally use, <del>and not just housing</del>. Differential rates <del>can</del><u>will</u> be set based on <del>uses</del> <u>the type of development and/or area location</u>. ....'</p>
35	<p>Add text to list of Planning Application requirements in Chapter 8 under Foul sewage and utilities assessment:</p> <p><u>'..... - to show that adequate water supply and sewerage infrastructure capacity exists both on and off the site to serve the development and that it would not lead to problems for existing users.'</u></p>

36	<p>Amend text within Appendix 1: Planning Policies under bullet point: Policy CS15 Sustainable Construction and Energy Efficiency to read:</p> <p>'.....Non-residential development will be required to meet a minimum of BREEAM <del>Very Good</del>, increasing to Excellent for major development or from 2013. ....'</p>
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#### Schedule of proposed changes to the SA/SEA Report:

Change no.	Details of proposed change to the SA/SEA Report									
SA1	<p>Amend Tables 1.1 and 6.2 as follows:</p> <table border="1" style="margin-left: 40px;"> <thead> <tr> <th style="width: 10%;"></th> <th style="width: 40%;">Sustainability Appraisal objective</th> <th style="width: 50%;">Indicator</th> </tr> </thead> <tbody> <tr> <td colspan="3" style="text-align: center;">ENVIRONMENTAL</td> </tr> <tr> <td style="text-align: center;">a</td> <td>To enhance the biodiversity within the site, and conserve and enhance the diversity and distinctiveness of the local landscape character <small>(add footnote)</small></td> <td>           Area provided as natural green space            Creation of new wildlife habitat areas            The production and review of landscape character assessments <u>and settlement character studies</u> </td> </tr> </tbody> </table> <p><u>Footnote – In accordance with Policy CS19 of the West Berkshire Core Strategy 2006-2026, the term 'landscape character' has been used in a holistic way where the natural, cultural and functional components of its character are considered as a whole.</u></p>		Sustainability Appraisal objective	Indicator	ENVIRONMENTAL			a	To enhance the biodiversity within the site, and conserve and enhance the diversity and distinctiveness of the local landscape character <small>(add footnote)</small>	Area provided as natural green space Creation of new wildlife habitat areas The production and review of landscape character assessments <u>and settlement character studies</u>
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SA2	Amend Table 7.4 as follows: <table border="1" data-bbox="539 400 1704 687"> <thead> <tr> <th colspan="2" data-bbox="869 400 1704 432">Draft SPD</th> </tr> <tr> <th data-bbox="539 432 869 464">SA Objective</th> <th data-bbox="869 432 1704 464">Score / Comment</th> </tr> </thead> <tbody> <tr> <td data-bbox="539 464 869 687">A. To enhance the biodiversity within the site, and conserve and enhance the diversity and distinctiveness of the local landscape character</td> <td data-bbox="869 464 1704 687">           .... to Reflect the pattern of the built form on the northern edge of the village. The design of any development in the southern part of the site should ensure the close relationship with the adjacent Conservation Area is conserved and enhanced.....         </td> </tr> </tbody> </table>					Draft SPD		SA Objective	Score / Comment	A. To enhance the biodiversity within the site, and conserve and enhance the diversity and distinctiveness of the local landscape character	.... to Reflect the pattern of the built form on the northern edge of the village. The design of any development in the southern part of the site should ensure the close relationship with the adjacent Conservation Area is conserved and enhanced.....														
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	<u>Conserving and enhancing the historic environment (paragraphs 126, 129, 132 and 137)</u>	<u>For any development to make a positive contribution to the local character and distinctiveness of the area by taking opportunities to draw on the contribution made by the historic environment</u>	No measurable targets	The SPD will need to ensure that any development conserves and enhances heritage assets in a manner appropriate to their significance	Reflect the key objectives in the SA framework		
SA4	Amend Appendix 2 as follows:						
	<b>Indicator</b>	<b>Local Data</b>	<b>Comparator</b>	<b>Target</b>	<b>Trend (what is anticipated in the future?)</b>	<b>Issue(s) Identified?</b>	<b>Data Sources</b>
	<b>ENVIRONMENTAL</b>						
<u>Historic environment</u>	<u>The site is classified as an 'industrial farming concern' historic landscape type.</u>  <u>The site lies within the Upper Pang Valley HECZ.</u>  <u>Compton Conservation Area (designated in 1984) lies</u>	None	No measurable target.	No measurable trend.	<u>General concern that development pressure may lead to settlement expansion that erodes the existing settlement character.</u> <u>Development must be designed to conserve and enhance the significance of the adjacent</u>	<u>WBC Historic Environment Characterisation (HLC).</u> <u>WBC Historic Environment Character Zoning (HECZ).</u> <u>WBC list of Conservation Areas</u> <u>WBC List of Listed Buildings</u>	

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		adjacent to the site. It contains five listed buildings.				Conservation Area
SA5	Amend Appendix 1 as follows:					
	Plan / Policy / Programme	Key objectives of plan relevant to the Compton IAH SPD and Sustainability Appraisal	Key targets and indicators relevant to SPD and SA	Implications for the SPD	Implications for the SA	
<b>National</b>						
<b>National Planning Policy Framework (NPPF)</b>						
Core planning principles (paragraph 17)				Add bullet point –	<ul style="list-style-type: none"> <li>Any development <u>creates an environment which is safe and accessible</u></li> </ul>	
Promoting healthy communities (section 8, paragraphs 69, 73-74)	Amend to read – Facilitation of social interaction and the creation of <u>safe and accessible environments</u> and healthy and inclusive communities....			Amend to read –	.... it should be ensured that new development <u>creates a safe and accessible environment</u> and makes the best use of open space....	