

**PIRBRIGHT INSTITUTE SITE, COMPTON
SUPPLEMENTARY PLANNING DOCUMENT**

Statement of Consultation

**Regulation 12 (a) Public Participation of the Town and Country Planning
(Local Planning) (England) Regulations 2012**

June 2013

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Pirbright Institute site, Compton Supplementary Planning Document

Statement of Consultation

1.0 Introduction

All Supplementary Planning Documents (SPD) are required to be prepared in accordance with the Town and Country Planning (Local Development) (England) Regulations 2012. This Statement therefore explains how the Council has met the particular requirements set out in Regulation 12 (a) of the 2012 Regulations in the production of the Pirbright Institute site, Compton SPD.

This Statement indicates the formal and informal consultation and community involvement West Berkshire Council has conducted in the preparation of the SPD. It outlines:

1. the persons consulted as part of the SPD preparation;
2. a summary of the main issues raised; and
3. how those issues have been addressed in the SPD.

2.0 Sustainability Appraisal

The provisions of the Planning and Compulsory Purchase Act 2004 require that a Sustainability Appraisal is carried out on all plans. Although this requirement was removed under the 2008 Planning Act there is still a need to carry out a Sustainability Appraisal / Strategic Environmental Assessment (SA) where an SPD may have the potential for significant environmental effects. An SA is therefore required for the Pirbright Institute site, Compton SPD.

The SA has been prepared alongside the production of the SPD, and its recommendations have been taken into account within the document. The SA process ensures that the principles of sustainable development are taken into account in developing the SPD by looking at the likely significant effects in environmental, social and economic terms.

As part of the SA process a Scoping Report was prepared and in accordance with the EU Directive 2001/42/EC and the Environmental Assessment of Plans and Programmes Regulations 2004 the three statutory bodies were consulted for a 5 week period between November 2011 and January 2012. The landowners agents were also consulted. See appendix A for details of the consultation responses.

3.0 Informal Public Participation

Early consultation and stakeholder engagement is a vital component to the preparation of any planning document. In producing the SPD the Council has engaged with the Parish Council, local community, landowners, Ward Members and other key stakeholders to ensure the views and considerations of those with an interest in the document have been taken into account throughout its preparation.

A workshop was held with the student council at the Downs School in July 2011 (see Appendix B for details) and a drop-in consultation event was held in September 2011 in the Compton Swan public house for all the community to attend ensuring early engagement in the process (see Appendix C for details). In addition, a number of presentations were given to the Parish Council at their meetings in 2012 and for the wider community at the Annual Parish Meetings in 2011 and 2012.

The Council has created a database of local residents and key stakeholders who wish to be kept informed and a dedicated webpage has been set up as a means to keep the community informed through every stage of the process.

4.0 Statutory Public Consultation

In accordance with the relevant Planning Regulations, the Council formally consulted on the draft SPD for a six week period. This period ran from **15th February – 2nd April 2013**.

In order to publicise the event:

- A statutory notice and press release was placed within the Newbury Weekly News.
- All documentation was placed on the Council's dedicated webpage (www.westberks.gov.uk/comptoniah).
- Posters were placed throughout the village.
- Correspondence was sent to all on the Council's Compton consultation database (approximately 200 people), all consultees on the Council's LDF database (approximately 2,000 people, including adjoining authorities and statutory consultees), all Parishes and neighbouring parishes; all Members, all Heads of Service and a selection of relevant internal officers. In addition, correspondence was also sent to the landowner's agents.
- All relevant documentation was placed within all libraries across the District.

During the consultation period a public consultation event was held in the Downs School on 5th March 2013, where exhibition stands were on display allowing members of the community to come along, ask questions and understand more about the Draft SPD. This event was well attended with approximately 70 people turning out over the course of the afternoon/evening.

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 consultation representations together with the Council's proposed responses to each representation are attached in Appendix D.

Appendix A:

**Compton SPD Scoping Report Consultation Responses
January 2012**

Consultee	Representation	Action / Comment
Environment Agency	<p>The Sustainability Appraisal (SA) should consider the impacts of flooding from these sources plus others such as surface water flooding and sewer flooding, when determining the suitable redevelopment options for this site.</p> <p>The Flood map in this area indicates that southern portions of the site are located within Flood Zones 2 and 3. The flood zones in this area are based on our standardised JFlow modelling. Recent planning applications (greens yard) within this area has identified that this modelling may not be suitable for use at a local or site specific Scale. We would strongly recommend that as part the SA, site specific modelling is produced to better identify the areas at risk from fluvial flooding from the River Pang.</p> <p>Contamination has been identified on the SE corner of the site in a previous site investigation, although little is known about the remainder of the site, however the potential for contamination is there. The SE corner of the site was the maintenance yard and elevated metals and hydrocarbons have been detected in both soils and groundwater.</p> <p>The site has it own licensed abstraction wells which have a small source protection zone (SPZ) mainly in the area of the cricket pitch. If these were not required they would need to be properly decommissioned.</p> <p>In order to reduce the risk of flooding, the SA should investigate how Sustainable Drainage Systems (SuDS) can be used to mitigate the potential environmental impacts identified due to the proposed development. SuDS can also provide a wide range of environmental benefits if they are incorporated early within the redevelopment plans including:</p> <ul style="list-style-type: none"> • improvements in water quality • improvements in air quality • enhancements of the local ecology. 	<p>Site specific modeling recommended as part of the SA to better identify areas at risk from fluvial flooding. This should cover groundwater flooding. Further discussions to be had with the EA to explore additional information required.</p> <p>Potential for contamination noted.</p> <p>The use of SuDS will be explored as part of any redevelopment of the site and will be considered within the SPD.</p>

<p>Natural England</p>	<p>Baseline information (Q2). There are numerous references in appendix 1 to the provision of recreational facilities. It therefore may be appropriate to include provision of this data in the baseline information. Of particular interest to Natural England is the baseline provision of accessible natural greenspace. We note that one of the eight objectives of the SPD is to “To ensure the provision of green infrastructure providing an attractive environment to live, work and spend leisure time.” In the absence of relevant baseline info it may be difficult to know what aspects of green infrastructure are a priority.</p> <p>Key sustainability issues (Q5). Following on from point 2 above, we suggest that an additional sustainability issue under population and human health is “adequate recreational facilities (including accessible greenspace)”. We recognise that this is covered to some degree under biodiversity and geodiversity, but we suggest that in this context, the primary purpose for such provision is to do with human quality of life, rather than biodiversity per se.</p> <p>Additional objectives (Q8). See point 3 above, and advise an additional objective along the lines of “adequate recreational facilities (including accessible greenspace)”.</p> <p>Ranking of objectives (Q9). We note and remind the council that the site lies within the North Wessex Downs AONB, and as such is regarded as a landscape of national importance. As such we advise that this objective should be ranked highly.</p> <p>Indicators (Q10). We note that “Percentage of the site area used as open space” is a biodiversity indicator. Dependant on management, public open space can deliver very little for biodiversity. We suggest that this is either changed to read “Percentage of the site area used as natural green space”, or that coupled with a new objective as suggested in point 4 above, two indicators: “Percentage of the site area used as recreational space” and “Percentage of the site area used as natural green space”. In addition, there may be opportunities through the development process to capitalise on offsite opportunities, and so it may be better to replace “Percentage of the site area used..” with “Area provided...”</p>	<p>Baseline information is lacking on green infrastructure – amend as part of the SA.</p> <p>Amend first Sustainability Issue (page 13 of Report) to read ‘Encourage biodiversity through the creation of natural greenspace and wildlife habitats’.</p> <p>Amend second sentence of text within box ‘How can the Compton IAH SPD address this?’ alongside the first sustainability issue to read ‘Promote adequate provision of natural greenspace’.</p> <p>Add new Sustainability Issue under SEA topic ‘Population and human health’ to read ‘Adequate recreational facilities including accessible greenspace’.</p> <p>Add text to the box ‘How can the SPD address this?’ to read ‘Promote adequate provision of amenity space and facilities to ensure a valued and attractive environment’.</p> <p>Add a new SA Objective, number 9, (on page 15 of Report) to read ‘To ensure the provision of adequate recreational facilities including</p>
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		<p>accessible greenspace'. Add a new Indicator to read 'Area provided as recreational space'.</p> <p>Comments on ranking of objectives noted should this be required within the SA. For presentational purposes move the Objective relating to the AONB to the top of the list.</p> <p>Amend first indicator (on page 15 of Scoping Report) to read 'Area provided as natural green space'.</p>
Barton Willmore (on behalf of BBSRC)	<p>Question 1: Whilst we do not feel that there are any additional policies, plans a programmes or sustainable objectives that should be considered as part of the scoping report we do feel that consideration should be given to the weight attributed to each of the relevant documents. In particular whilst the Village Design Statement (VDS) is an important tool in that it was prepared by the parish council and local community, recognition must be given to the fact that the document was adopted in 2005 and that since that time there have been many changes both in planning policy and in respect of sustainability requirements that may affect building materials and design approaches.</p> <p>Questions 2 & 3: The baseline data provided within Appendix 2 to the document provides an overview of some of the matters which will need to be considered within the SPD however, the level and detail of information provided at this stage is considered to be relatively sparse and generic as oppose to site specific. For example reference to the Landscape Sensitivity Study. We are also of the opinion that the baseline information needs to include the following:</p> <ul style="list-style-type: none"> - Contamination and the need for any remedial works which may result in abnormal development costs which need to be taken into account. - Ecology - Topography - Employment details. 	<p>The Compton VDS was adopted by West Berkshire Council in 2005 as material planning consideration. The VDS will be taken account of in the preparation of the SPD, balanced with any relevant new policies and guidance.</p> <p>Comments noted. The Landscape Sensitivity Study will be considered fully in the preparation of the SPD. Requested site specific information from Barton Willmore (date Feb 2012) as suggested within response.</p> <p>Amend paragraph 7.4 to read;</p>

	<p>Question 4: We feel that paragraph 7.4 should be amended to read: ‘with weight restrictions on one of the approaching roads’.</p> <p>Questions 5 and 6: Whilst we do not wish to comment on the SEA Topics or Sustainability Issues themselves we feel that further information and clarification is required on some of the matters as set out: <u>Historic Environment and Landscape:</u> reiterate earlier comments on the VDS and its potential to conflict with other policies and guidance. In respect of the SPD setting parameters for the density of any future development, this needs to be undertaken in consultation with the various stakeholders, including the land owner to ensure that what is proposed in terms of density and mix within the SPD is both viable and achievable. <u>Population and Human Health:</u> Agree that the number of residential units should reflect the local need, role and function of the village consideration needs to be given to the viability of developing the site and any potential abnormal costs. Again, decisions on housing numbers should be made through consultation with stakeholders including the land owner.</p> <p>Questions 7, 8, 9 & 10: Whilst we feel the sustainability objectives are suitable we feel that further information needs to be provided for the following indicators: - To enhance the biodiversity within the site – Percentage of the site used as open space: Recognition that the percentage will be within reason and justified through planning policies and ecological requirements/constraints. - To encourage the use of sustainable transport modes – Number of a)daytime bus services and b)evening bus services per day and per week to higher order centres: Clarification needs to be provided on which higher order centres will be considered in particular given the location of the site close to the boundary with Oxfordshire and the likely use of Wantage and Didcot as an alternative to centres within West Berkshire.</p>	<p>‘..with weight restrictions on one of the approaching roads’.</p> <p>Comments noted re: VDS, see comment above.</p> <p>Comments noted re: housing density and numbers to be set out within SPD.</p> <p>Comments noted re: provision of open space.</p> <p>Comments noted re: clarification of higher order centres.</p>
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Appendix B:

Downs School Workshop – July 2011

A workshop was held with the Downs School Student Council on Friday 15th July 2011. The Student Council is made up of two representatives from each year group, as well as the head girl and head boy.

The aim of this workshop was to hear from the students first hand what their thoughts and views were on the production of the SPD and what they felt were both strengths and weaknesses of Compton as a village.

The format of the workshop was as follows:

- A short presentation - outlining what planning is and how the process works, project around IAH site and how we need to plan for the site taking into consideration the village of Compton.
- The students were split into small groups with flip chart paper, pens and map of Compton with facilities and services highlighted.
- Students asked to list strengths and weaknesses of Compton as a village given what is already in place and what they feel is needed to create and sustain a thriving sustainable village in the AONB. What would they like to see in Compton in the future?
- A brief feedback session was held to set out what the groups thought are the two most important things that either currently defines Compton or they would like to see in the village in the future.

Some of the key points arising from the workshop are detailed below (in no particular order):

Strengths:

- Tranquil location – keep Compton as a village
- Scout hut
- Village hall
- Recreation ground
- Pub / restaurant
- Guitar shop / warehouse
- Barbers
- Schools
- Allotments
- Sports centre
- Doctor's surgery
- Village shop

Weaknesses:

- Needs another village shop
- Inconvenient bus times to and from the village
- Needs more jobs
- Need a café for young people to socialise

- No skate park
- More speed cameras are needed
- Nursery school uses village hall
- More sporting amenities such as a swimming pool which could be used by the students at the schools
- Need more family homes

Appendix C:

Consultation 'drop-in' Event - The Compton Swan, September 2011



Background

West Berkshire Council held a very successful consultation 'drop-in' event in the village pub on Tuesday 13th September 2011. Over 100 people attended and helped the Council gather valuable information to help develop the SPD.

With the assistance of the Parish Council, posters were placed around the village and leaflets inserted into the local newspaper to help raise awareness of the event. Emails, and letters where relevant, were sent out to all those on the Compton IAH SPD consultation database inviting them to the event and details were placed on the dedicated website

www.westberks.gov.uk/comptoniah.

The Event

The event was held from 2pm-8pm in order to give as many people as possible the opportunity to drop in. Exhibition stands were on display with Planning Officers from the Council present to hear the community's views and to answer any questions. A representative from Community Council Berkshire was also at the event with a display with information and advice on matters such as the housing register. A drawing table was provided to help keep the younger visitors entertained.

The event was designed to be as interactive as possible to gather views:

- Visitors were asked to complete a short questionnaire which could be filled in at the event or taken away and posted, faxed or emailed back to the Council.
- Visitors were asked to put their views on a board about Strengths, Weaknesses, Opportunities and Threats in terms of planning for the future of both the site and the village as a whole using post-it notes. (See the Appendix for the responses received for the SWOT exercise)

- A large scale Ordnance Survey map of the IAH site, showing some of the designations and constraints of the site and immediate surrounding area was placed on a table for visitors to gain a better understanding of the context and issues at hand. Laminated squares showing 1 hectare of land representing 30 dwellings (at 30dph) and 0.25 ha of employment land representing 100 employees were used to help visualise the extent of potential future development and to inform the completion of the questionnaires.



A printer friendly version of the questionnaire was placed on the dedicated website and copies of the display boards were also made available to view after the event. The Council asked for completed questionnaires to be returned by Friday 30th September 2011 to allow time to analyse the results, however all those returned after that date have also been included. All comments and information received at the event are helping to inform the drafting of the SPD document.

Questionnaire Results – headlines

A few questions about you:

The Council received 73 completed questionnaires in total, all apart from one of the respondents said that they were a resident in Compton. Of these, 19 said they work in Compton (26%).

Almost 40% of people heard about the event from the website or email sent out, approximately 30% from the leaflets and posters, 20% found out via other people (including the Parish Council) with the remaining 14% of respondents not specifying.

What mix of uses would you like to see on the site?

A selection of four potential land uses was provided (employment, homes, open space, community facilities) with the opportunity to include other suggestions not listed. Out of the 73 responses, two did not answer the question or did not want to see any of the land uses on the site. 28 responses (38%) selected all four of the land use options and just over one third chose not to have housing on the site. 80% of the responses would like to see employment on the site. The results indicate that there are varying opinions in the community as to the mix of development on the site with a third not wanting to see any housing and suggesting that a mixed use scheme would be acceptable. A lot of suggestions were made as to the type of community facilities and other land uses that could be provided on the site with the most recurring being for a care home, and indoor and outdoor sports facilities.

Other suggestions included

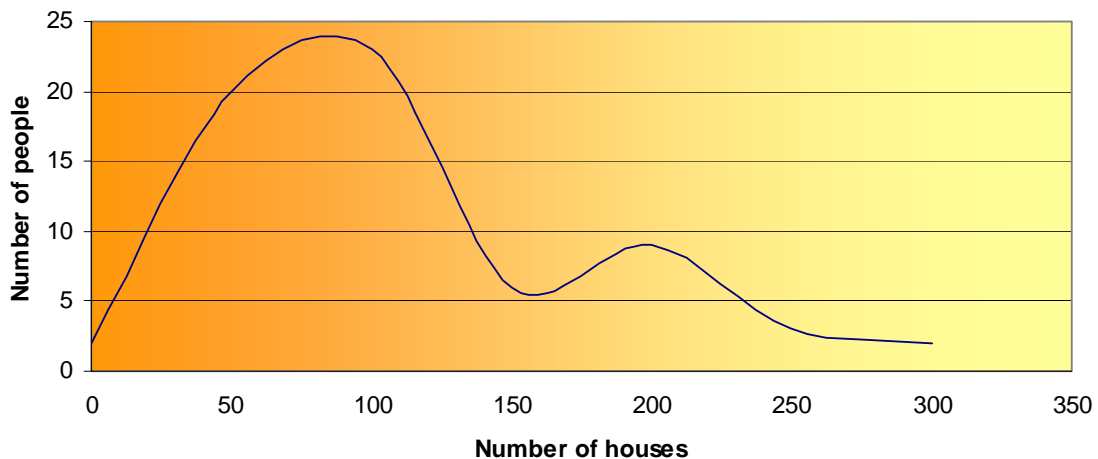


Homes

It is likely that there will be some housing development on the site. A sliding scale was provided from 0 to 400+ for respondents to indicate how much housing they think should be there. The graph below gives a visual representation as to the responses received. Where a response indicated a range, the highest number in the range has been used for the purpose of the graph. The two responses that suggested more than 250 homes have been grouped together in the 300 category for ease of presentation. A total of eight responses did not indicate a level of housing so these have not been displayed in the graph.

The results indicate that the majority of responses (61.6%) would want to see up to 100 homes on the site however there is some community interest in a greater number than this.

Chart indicating the scale of housing development the community would want to see on the site



The questionnaire asked ‘what type of housing would you like to see’ and offered five types of housing (family, flats, affordable, shared ownership, and sheltered) with space to make your own suggestions. 60 out of the 73 respondents (82%) would like to see family housing on the site and 77% of respondents would like to see some form of affordable housing. The least popular option was flats with only 23%. Only 12% of respondents wanted to see all five housing options on the site. The results indicate that family housing is the most favoured housing type, in keeping with the rest of the village, with a desire for all the other types of housing. Suggestions for other types of housing included executive housing, bungalows, care home for the elderly, rural exception scheme and individual building plots.

Employment

The questionnaire asked ‘what type of employment would you like to see’ and offered choices of small start-up units, offices, light industrial, and other (please specify). 74% would like to see small start-up units, 56% offices, 45% light industrial, and 31% would like to see all three. Only 7 responses (9.6%) either wanted none or did not specify. Of the suggestions made for other uses, these included work with animals/equine industry, tourist related (e.g. a Ridgeway Museum), health care related, knowledge-based, high-tech/scientific, agricultural, rural orientated, and service industry/leisure based. The results indicate that there is a desire to see a level of employment being replaced on the site, with small start-up employment units considered most favourably.

What key features should be retained or removed?

With regard to what features should be kept on the site, the cricket pitch was cited most often.



Those features/parts of the site that should be removed were as follows:



The final part of the questionnaire asked what else should be included in the Compton IAH SPD and welcomed **thoughts, views and comments**. The most recurring themes were:

- Retention of the cricket pitch.
- Capacity of existing infrastructure capacity (schools, health facilities) and need for improvements to cope with additional development.
- Lack of public transport.
- Local need for housing and employment. Concern that housing would be for non-locals.
- Level/scale of development.
- Capacity of the roads/increase in traffic as a result of development.
- Concerns that roads are already at capacity.
- Implications of development upon flood risk/drainage.
- Consideration of village design statement.

- Consideration of parish plan.
- Outdoor bound/education centre.
- Contamination.
- Impact of development on the village character of Compton.

Conclusion

The information provided as part of the consultation event has been invaluable in helping to guide the production of the SPD so far. Given the nature of the site and its importance to the community, the Council is keen to engage with as many people in Compton as possible, and to use the information provided by them as part of the planning process.

The Compton Swan event was the major consultation event at this stage of production. The Council has also engaged with other key stakeholders including the Parish Council, school children via the School Council of the Downs School, and infrastructure providers.

Consultation will continue alongside technical work, and the next steps of the process, including an up to date timetable, will be included on the Compton SPD website.

SWOT Analysis Compton SPD Consultation Event (13 September 2011)



Attendees were asked to place post-it notes on the display boards to help develop a SWOT (Strength/Opportunities/Weaknesses/Threats) analysis for the site and Compton as a whole. Below are the responses from those who attended the consultation event in September.

Strengths:

- Proximity to Reading, Newbury, Didcot, and Abingdon.
- We are so lucky to live in such a beautiful Area of Outstanding Natural Beauty. Do not urbanise it! Protect the Downs.
- Village landscape and access to Ridgeway.
- Community.
- Village community.
- Bring the community together to discuss the future of the village.
- A rural community with many who are now parents having grown up here – that is still possible at present.
- Keeps the village alive in the future.
- Pub.
- Shop.
- Guitar shop / warehouse.
- Not too big but not too small.
- Chance to improve village infrastructure.
- Schools.
- Allotments.
- Employment in the village.
- Lots if you happen to be an estate agent.

Weaknesses:

- Downs School needs more space. Loss of village green and cricket pitch.
- Senior school oversubscribed.
- Oversubscribed local schools.
- Build new primary school on institute site.
- Primary school not big enough to take on large numbers of children.
- Secondary school is already oversubscribed.
- Policing needs to be from Newbury not Pangbourne.
- Lack of amenities for a larger residential area.
- Current infrastructure totally inadequate – sewers, roads (safety), shops, pubs, amenities for youth.
- Lack of road infrastructure and transport links to support new houses and businesses.
- Highways maintenance atrocious.
- Inadequate services to meet demand.
- Better public transportation system covering working and social hours.
- Poor public transport.
- Parking.
- Lack of public transport.
- Not enough buses.
- Public transport frequency and times. Also, only Newbury and Didcot buses cancelled.
- Bus services – no services to Chieveley surgery.
- Social housing – rural communities not ideal place as difficult to access many services in town. Isolation.
- Will Newbury District Council need to tow the line on national house building policy?
- A rural environment on the edge of the Downs – do not urbanise it! Protect the Downs.
- Loss of jobs.
- Contaminated land.
- PR exercise – what are you actually telling us?

Opportunities:

- Keep cricket ground – community.
- Retain cricket pitch, club house, and green space.
- Give village back its cricket ground.
- Keep the cricket pitch for community use. Chance to replace lost agricultural.
- Must keep the cricket pitch.
- Cricket pitch and pavilion handed over to village or Downs School as a cricket facility.
- Provide area for new village hall and scout hut.
- Cub scout hut and tennis courts (under IAH lease) to be handed over to the parish for the community.

- Increase capacity of schools.
- Additional 'space' for Downs School, i.e. more sports fields (cricket pitch), and additional buildings that could be used as classrooms / labs.
- Any development (housing) must be accompanied by increased and improved facilities, e.g. schools, transport, medical, sewers, etc. and initiatives, e.g. sports, community areas / facilities, for recreation and exhibitions, etc.
- Opportunity to develop services to meet the needs of local people.
- Chance to improve services, water, transport, and roads.
- Roads will need no development. Schools, shops, and any amenities will need increasing. Traffic, etc. will increase.
- Community facilities.
- Purpose built community space to grow community spirit for all ages.
- Craft / arts space for community use similar to Studio8 at Greenham Common.
- Community farming allotments.
- More allotments are required.
- Community farm, wildlife conservation and education centre.
- Downland Conservation and Education Centre – provides employment and helps to protect and promote wildlife and ancient chalk downland.
- Could open an adventure holiday camp. It is an Area of Outstanding Natural Beauty.
- Small scale business units.
- Development of more small industrial units to increase employment in the local area – or it will become more of a commuter village.
- Small business park / science park.
- Development of small, innovative employment for village people.
- More employment, less housing.
- Opportunity to bring more employment to the village.
- Small business park / science park.
- Possibility to positively improve the nature of the village and employment.
- Jenner building should be retained as laboratory facilities.
- Good quality housing in the village centre.
- Housing for local needs.
- Not too many houses.
- Care home for elderly village residents.
- Farmhouse to service central farm area.
- Better bus services.
- Traffic calming measures.
- Open railway line as a cycle way in to Newbury.
- Managing this will be crucial to any development and ongoing development in the future. The balance is already tipping.
- The chance of a well-planned coordinated development given the size of the plot.
- Development needs to be under rural exceptions – site control.
- An opportunity for the community to contribute to the plans / be consulted.
- Consult all age groups including young people in schools.

Threats:

- Supermarkets.
- Tesco.
- Supermarkets = traffic.
- More traffic in to the village.
- Traffic.
- An increase in traffic would destroy the attractiveness of living in Compton.
- Roads unsafe now. What effect will more traffic have?
- Roads in to the village are narrow – too much development, even light industrial, would mean a significant problem.
- Increased and speeding traffic.
- Risks to pedestrians.
- Regardless of “what” happens, any development will mean pressure on an already weak infrastructure.
- Roads, sewage, and amenities cannot cope with too many houses.
- Overloading of utilities.
- Extra housing will put a strain on the doctor’s surgery which is probably at capacity.
- Can emergency services cope?
- Ensure that the sewage system is adequate to cope with increase in dwellings.
- Ensure that all developers are aware of the real threat of flooding due to springs.
- Flooding.
- Fail to consider threat of flooding, a regular occurrence in heavy rain.
- Excessive development could cause flooding of High Street.
- Change in flood plain, and of water run-off from the site.
- Creeping urbanisation.
- Avoidance of a huge housing development here – no Thatcham here.
- Comptown!
- Loss of a village because of a town (Tadley).
- Overdevelopment of housing could swamp the village and change its whole nature.
- Threat of Compton turning in to a dormitory village with working residents commuting.
- Homogenous creeping sprawl with more residents and commuters taking no part in the village life.
- Risk of excessive development which is not in keeping with the village.
- Urbanisation of a rural location in an Area of Outstanding Natural Beauty.
- Too rapid development of the site will be detrimental.
- Change of view into and from the conservation area.
- Increase in crime.
- Anti-social behaviour.
- Undesirable people in social housing.
- Too many houses already. Need business not housing.

- More houses will mean more amenities need to be built. Is there room at the centre of the village? Danger of splitting the focus of the village.
- IAH to identify and clear all contamination within their boundary.
- Contamination – too expensive for developers to remove.
- Avoidance of anthrax and radioactive contamination.
- Light pollution.
- Loss of agricultural employment.
- We need to preserve the cricket ground – threat this may be developed.
- Loss of current village / community culture.

Appendix D:

Compton Institute for Animal Health Site Draft SPD – Consultation Responses

The following tables set out the consultation responses received on the Draft Supplementary Planning Document (SPD) for the Institute for Animal Health site at Compton (now known as the Pirbright Institute site at Compton). The consultation period ran from 15th February – 2nd April 2013.

The comments received have been placed directly into the tables, and a proposed Council Response has been provided. Where a comment related to either the SA/SEA or the supporting documentation they have been placed within the relevant table for ease of analysis. Proposed changes are expressed with the conventional form of ~~striketrough~~ for deletions and underlining for additions of text. The consultee is listed as either the organisation they represent or as a member of the public.

Overall the Council received 28 representations on the SPD, along with 3 representations on the SA/SEA Report and 2 representations on the supporting documents. In addition 2 late responses were received.

Consultee	Comment	Proposed Council Response
North Wessex Downs AONB	The North Wessex Downs AONB Unit supports the landscape led approach the Council has taken in considering the future of this site. Landscape restoration of parts of the site will help ensure that any development meets the principle aims of AONB designation, being the conservation and enhancement of the natural beauty of the landscape. Further to this the creation of a well designed new sustainable housing development on an area of previously developed land within the village, will help reduce the pressure on greenfield site releases elsewhere within the AONB. Appropriate reference has been made to the relevant parts of the NPPF and the North Wessex Downs AONB Management Plan. Further comments will be made as and when any further detailed proposals come forward.	Comments noted.
Member of the public	Section 5.25: states that the Development Framework has recommended that Area B should be developed at a low density. There is no such statement in the Development Framework. I think this should be revised. In addition, I would like to see a statement that suggested that density should reduce in a gradual way from the High Street side of Area C radiating out, along the lines of the existing village.	The whole of Section 5 is the Development Framework. Paragraph 5.21 sets out 'Area B to be of a low density'. This is then reiterated within paragraph 5.25. In order to clarify this it is

Consultee	Comment	Proposed Council Response
		<p>proposed to amend the wording of paragraph 5.25 as follows: 'The Development Framework has already recommended <u>above</u> that Area B should be developed at a low density to reflect.....'.</p> <p>The SPD does recommend a gradual reduction in density from south to north with the recommendation that Area C is built to a higher density than Area B.</p>
Member of the public	<p>I understand from your representative that the contaminated land will be tested by the sellers for suitability and safety. It is my opinion that before any negotiations take place that environmental health agency should be responsible for finding the degree of contamination as an expert and independent body to represent the local community and then environmental health should dictate the suitability for private housing before any transaction takes place.</p>	<p>The SPD sets out at paragraph 3.11 that local authorities are the main regulators of contaminated land. There are two main routes by which contamination can be dealt with:</p> <ol style="list-style-type: none"> 1. Planning and Development Control, and 2. Part IIA of the Environmental Protection Act 1990. <p>It is the responsibility of the developer to ensure that a development is safe and 'suitable for use' for the purpose for which it is intended and that risks to health and the environment that arise from contamination have</p>

Consultee	Comment	Proposed Council Response
		<p>been dealt with.</p> <p>It is therefore a requirement that as part of any future planning application for the site that a comprehensive contamination assessment is carried out to identify the nature of the contamination. This assessment will be subject to scrutiny by the Council's Environmental Health team and the necessary remediation taken.</p>
Member of the public	<p>I can see that some houses should be built on the site but I think that 100 is too many – no more than 30 should be allowed.</p> <p>More of the site should be used to create employment opportunities.</p> <p>As the site currently provides employment, there must be at least as many jobs created as the number of jobs being lost when the site closes.</p> <p>As I live in East Ilsley, I am worried about the impact of more cars travelling from Compton to the A34 towards Newbury or Oxford. The roads in East Ilsley are narrow and in bad condition already, and the sliproads onto the A34 are very short. Traffic travelling through the village is already too fast for a small residential village. There are numerous accidents close to the slip roads on to the A34 – this will increase with more traffic.</p> <p>100 houses could mean up to 200 cars, most of them (as the report suggests) will need to get to the A34 through East Ilsley, with probably most of them travelling at peak times.</p> <p>If the site was more of an employment/housing mix, this traffic may not all be in the same direction and maybe more evenly spread through the day.</p> <p>For any increase in traffic, there needs to be traffic calming measures in place before entering East Ilsley and a reduced speed of 20mph through the village. There also needs to be a speed</p>	<p>The SPD does not set out housing numbers, but sets out principles to guide any future development on the site. Paragraph 5.5 states the outcome of previous consultation with the text, 'The consultation responses on this matter were varied with the majority of responses highlighting that should the site be developed, up to 100 homes would be acceptable'.</p> <p>The document supports a mixed use development on the site should it be redeveloped in the future. In relation to employment/economic development it states that 'The</p>

Consultee	Comment	Proposed Council Response
	restriction on the A34 for the whole stretch between Beedon and Chilton of 40 mph.	<p>scale of any potential development on the site will be influenced by a range of factors, such as its location within the AONB and the need to ensure visual intrusion is minimised thereby protecting the landscape character. The size and function of Compton and evidence of market demand will also assist in determining the quantum of employment floorspace to be replaced on the site'.</p> <p>It is agreed that any new development will result in increased traffic flows on the roads in the local area. However, any new development must mitigate the impact arising as a result of the development itself and therefore there is the potential to improve the local road network through developer contributions / C.I.L.</p> <p>As part of any future planning application a Transport Assessment will be required to demonstrate the potential impacts and mitigation measures for the development. The requirement for a Transport Assessment is set out in Section</p>

Consultee	Comment	Proposed Council Response
		<p>8 of the SPD.</p> <p>The A34 falls within the remit of the Highways Agency (HA) who is a statutory consultee for any future planning application. The HA have been consulted on this draft SPD and have not commented.</p>
Member of the public	<p>The documents are crystal clear.</p> <p>The plans have obviously been given a great deal of thought to the needs of the village.</p> <p>The planned 100 houses will an asset – and the attention to detail re: fitting in with the style of nearby conservation area is good. When will building start?</p>	<p>Comments noted.</p> <p>The SPD does not set out housing numbers, but sets out principles to guide any future development on the site. Paragraph 5.5 states the outcome of previous consultation with the text, 'The consultation responses on this matter were varied with the majority of responses highlighting that should the site be developed, up to 100 homes would be acceptable'.</p>
The Downs School (Assistant Head teacher)	<p>The Downs School has the most limited sports facilities of any school I have encountered in over 20 years of teaching. The sports fields are small, poorly drained and not fit for purpose ie. you can't really play first team football or rugby on the pitches as they are too small.</p> <p>To have access and be able to regularly use the Animal Health Site Cricket Pitch would be a great resource for the school and therefore the community. The school's sports provision would be enhanced considerably and it would mean the pitch is used regularly (unlike at the moment).</p>	<p>Comments noted.</p> <p>The SPD proposes that the cricket pitch is retained as part of the green infrastructure, for community use (which could potentially include use by the</p>

Consultee	Comment	Proposed Council Response
		<p>school) and potential flood alleviation.</p> <p>The use of the facility by the school is, however, outside the scope of this SPD and would be a matter to be pursued by the school directly with the landowner/developer.</p>
<p>The Downs School (Head teacher)</p>	<p>The Downs School would very much like to have use of the Cricket Pitch area of the IAH site.</p> <p>Our popular school now has almost 1200 students and our own playing fields are inadequate. There is simply not enough space for us to timetable PE on the pitches as often as we would wish. The Cricket Pitch at the IAH is 5 minutes walk from our school and would provide crucial extra space for the teaching of PE during the school day and also for use after school.</p> <p>The Cricket Pitch is noted in the draft SPD as hopefully being set aside for public use, and this is entirely compatible with use by the school. This response is on behalf of students and staff across the whole school, particularly the PE staff, who are very keen indeed to find more useable space to teach their subject.</p>	<p>The SPD proposes that the cricket pitch is retained as part of the green infrastructure, for community use (which could potentially include use by the school) and potential flood alleviation.</p> <p>The use of the facility by the school is, however, outside the scope of this SPD and would be a matter to be pursued by the school directly with the landowner/developer.</p>
<p>Member of the public</p>	<p>I wish to submit the following comments on the Compton IAH SPD</p> <p>1. in relation to flooding - it is important that the SPD is updated to include the impact on the village of the flooding of 2012/13. The SPD makes references to ensuring that any development of the site is carried out taking into account that parts of the site are in zones 2 and 3 of the flood zone. It does not however, make any reference to how any new development of residential housing or employment areas could impact on the flooding in other parts of the village.</p> <p>Currently Thames water are carrying out pollution avoidance - pumping into tankers on a daily basis due to sewage in the surface water drains caused by bad maintenance of these systems</p>	<p>Any new development must mitigate its impact on the environment, facilities and/or services, thereby not making the existing situation worse.</p> <p>With regard to flooding the National Planning Policy Framework (NPPF) states in paragraph 103, 'When determining planning</p>

Consultee	Comment	Proposed Council Response
	<p>and according to Thames Water representatives caused by the additional pressure on the village sewage systems from the development at Lowbury gardens. There are a relatively small number of residences in the development compared to the recommendations in the SPD and this development has had a significant impact on existing properties in Horn St who have had to deal with sewage backing up into there properties.</p> <p>Additional emphasis is needed in the document to ensure that any development includes SuDs not just for within the site boundary but also to improve drainage through the centre of the village (along the High St) to reduce the risk of any re-occurrence of this winter's flooding and sewage overflows. Also that the necessary controls to avoid sewage ingress into groundwater drains is installed throughout the village not just on new sites.</p> <p>2. Transport - As stated in the document the village is served by small rural roads, what is not stated is that they are also poorly maintained and increases in traffic will impact on these roads. The public transport to and from the village is very poor and what services there are do not permit working people the flexibility to use them to get to employment in Newbury as the Services are not at appropriate times. In addition, the bus companies have a habit of sending small buses resulting in standing room only for villages from Hampstead Norreys onwards towards Newbury. This only encourages more car use. If less car use is to be encouraged public transport needs to be improved before/during the redevelopment of the site, not afterwards when new residents/employers will have already moved in with their cars.</p> <p>3. Lighting - Reference is made to ensuring that lighting does not impact on the 'dark skies' surrounding the village, but makes no reference to how this will be achieved. I urge the project team to visit the village during the hours of darkness and view the recent inappropriate lighting installed adjacent to the Down's school - high columns with LED style bulbs - providing inappropriate high levels of white light interfering with drivers' ability to see the road and the overall look of the village.</p> <p>New street lighting should be on short columns with low lighting levels (i.e. not daylight levels).</p>	<p>applications, local authorities should ensure flood risk is not increased elsewhere ...'. The SPD sets out a range of flooding principles under Section 6 (F1 – F7), to ensure the issue of flood risk is managed effectively. These principles include taking a sequential approach to development on the site, the incorporation of SuDS within any proposal and the appropriate design of any future development. The role of the SPD is to set out guidelines for any future redevelopment of the site, and it is the responsibility of the applicant, once detailed proposals are known, to demonstrate how any impact can be mitigated against.</p> <p>Thames Water, as a statutory consultee, has been consulted on the draft SPD. See comments from Thames Water and the Council's response for further details.</p> <p>Any new development must mitigate the impact arising as a result of the development itself and therefore there is the</p>

Consultee	Comment	Proposed Council Response
		<p>potential to improve the local road network through developer contributions / C.I.L.</p> <p>As part of any future planning application a Transport Assessment will be required to demonstrate the potential impacts and mitigation measures for the development. The requirement for a Transport Assessment is set out in Section 8 of the SPD.</p> <p>With regard to public transport, this will be dealt through the Transport Assessment and within the required Travel Plan – see principle T6 and Section 8. This will set out how the development will encourage the use of public transport and demonstrate what improvements could be made.</p> <p>With regard to lighting, Principle L1 sets out that the Council's adopted guidance on lighting should be followed, where there is an identified need for lighting within the development. It also states that 'the integrity of the dark night skies in the North Wessex Downs should not be compromised'.</p>

Consultee	Comment	Proposed Council Response
Member of the public	<p>I am a resident of Compton and live in one of the three Listed buildings represented in Fig. 5 of the SPD and all of these are positioned within the Environment Agency Flood Zone 3.</p> <p>At the time of writing the Pang is flowing, the East Illsey/Compton valleys are flooded and the water level in the drain in my communal drive is about 10cm from overflowing. Thames Water is pumping out sewage from Horn Street as well as the facility opposite the church.</p> <p>In principle I welcome the controlled redevelopment of the site as an opportunity to develop the village as well as engineering effective flood control measures for the site. Although not mentioned this should also be seen as an opportunity for the implementation of extensive flood attenuation measures for the village.</p> <p>Contamination (SPD 3.14 refers)</p> <p>Nothing is indicated as to the nature of contamination in the report. Being a neighbour to the site / consider it is essential that I am informed as to the nature of the contamination (whether petrochemical, chemical, biological, radiological, mineral based etc) and that appropriate measures are taken to make the site safe.</p> <p>Green Yard (SPD 3.15 refers)</p> <p>The SPD refers to the Greens Yard development. This is also considered in the Flood Risk Assessment document FRA 4.8 Green Yard Planning Application.</p> <p>I have objections on the following grounds:</p> <p>It is very confusing to suggest that this site, which plans to have about 17 of the 25 proposed houses placed in Flood Zone 3, will not flood (4.8.4 refers) which then goes on to indicate (4.8.5 refers) Capita Symonds' misgivings that this situation may not be the case. It is also illogical and inconsistent to apply one set of conditions for placement of Less Vulnerable development in Zone 3 of the IAH site whilst historically allowing (subject to the current planning application)</p>	<p>Comments noted.</p> <p>With regard to contamination, the SPD sets out at paragraph 3.11 that Local Authorities are the main regulators of contaminated land. There are two main routes by which contamination can be dealt with:</p> <ol style="list-style-type: none"> 1. Planning and Development Control, and 2. Part IIA of the Environmental Protection Act 1990. <p>It is the responsibility of the developer to ensure that a development is safe and 'suitable for use' for the purpose for which it is intended and that risks to health and the environment that arise from contamination have been dealt with.</p> <p>It is therefore a requirement that as part of any future planning application for the site that a comprehensive contamination assessment is carried out to identify the nature of the contamination. This assessment will be subject to scrutiny by the Environmental Health team and the necessary remediation taken.</p>

Consultee	Comment	Proposed Council Response
	<p>More Vulnerable housing in Zone 3 of Greens Yard. It is also shows scant regard for any for the future safety of residents of GreensYard.</p> <p>The outcome of this inconsistency must be that the lower part of Greens Yard should be redesigned to incorporate extensive SuDS features and/or use the same classification that has been applied to the IAH site in that built forms should be of type "Less Vulnerable" development and only allowed below the 103m AOD contour. Refer to SPD 5.25 for detail. This would also be in accordance with the Sustainability Report.</p> <p>Note: The Environment Agency objected to 11/01159/XOUTMA renewal of Planning Permission 02/00317/OUT on 3 October 2011. This letter is accessible on-line via West Berks Planning. It is now possible to show that using Sequential test criteria that a reasonably available alternative site does exist with a lower probability of flooding- namely the IAH site. This would also benefit the Conservation Area which cuts through a large proportion of the Greens Yard site. It reflects remarks in the SPD that the proximity to the Conservation Area needs to be dealt with in a sensitive manner.</p> <p>Flooding (SPD 3.35 refers)</p> <p>Whilst the report comments on the potential of flood risk it makes no proactive suggestions as to how the risk can be mitigated given the acknowledged complex relationship between groundwater/surface water and the inherent porosity of the geology. SuDS are discussed but their ultimate effectiveness is dependent on any design proposals being accurately implemented by developers. Refer to BBC4's programme 'File on 4' "Britain in Flood" for examples of inappropriate implementation.</p> <p>There is nothing in the report enforcing proactive water level management of the groundwater to reduce the risk (and improve the effectiveness of SuDS) and nothing relating to modifying the course and built structures (culverts, banks and access ramps) of the Pang to improve flow and avoid overtopping for protection of the village. The report mentions potential rebound effects when water extraction from the two IAH boreholes ceases once the site has closed but makes no remedial suggestions. A more encompassing approach needs to be taken to provide better</p>	<p>Although the Greens Yard application is outside the scope of this SPD the comments have been noted. The application was given planning approval on 19th April 2013.</p> <p>Whilst the document takes into account the village context and character it would be beyond the scope of the SPD to provide recommendations for land outside the site.</p> <p>With regard to flooding, the National Planning Policy Framework (NPPF) states in paragraph 103, 'When determining planning applications, local authorities should ensure flood risk is not increased elsewhere ...'. The SPD sets out a range of flooding principles under Section 6 (F1 – F7), to ensure the issue of flood risk is managed effectively. These principles include taking a sequential approach to development on the site, the incorporation of SuDS within any proposal and the appropriate design of any future development. The role of the</p>

Consultee	Comment	Proposed Council Response
	<p>solutions and has been indicated as a Threat in the SWOT analysis.</p> <p>Further comments on the FRA are detailed below.</p> <p>Transport</p> <p>The redevelopment of the site affords an opportunity in include traffic calming measures along the High Street (in the area of the IAH main entrance).</p> <p>Housing 5.5 refers</p> <p>I fully accept the need for housing development on the site but with an absolute upper limit of 100 houses on the IAH site these should be phased in over a suitable time span (10 years) and be sized to suite a service village environment. A bias for 1 and 2 bed homes should be used to reflect changes in house occupancy.</p> <p>The impact of closure of the IAH on the village has yet to be realised and a phased build would be more sensitive to the AONB, village population, infra structure etc. It must be remembered that the village has recently had 2 large additions, smaller in-fills and Greens Yard has yet to be realised.</p> <p>Note: the comment in the report that “up to 100 homes would be acceptable” is inappropriate. This was the lowest of 4 options proposed and does not imply “acceptance”; more realistically the “lowest worst case”</p> <p>Employment</p> <p>I am in full agreement with the comments.</p> <p>Community uses.</p>	<p>SPD is to supplement existing planning policies and sets out guidelines for any future redevelopment of the site. It is the responsibility of the applicant, once detailed proposals are known, to demonstrate through a Flood Risk Assessment (FRA) how any impact can be mitigated against.</p> <p>This consultation response therefore seeks detail which can not be provided as part of this SPD – such detail can only come forward with detailed scheme proposals. Depending on the nature, type and design of the proposed development, the mitigation measures will vary.</p> <p>With regard to transport, any mitigation measures such as traffic calming would from part of the Transport Assessment which is required as part of any future planning application.</p> <p>The SPD does not set out housing numbers, but sets out principles to guide any future development on the site. Paragraph 5.5 states the outcome of previous consultation</p>

Consultee	Comment	Proposed Council Response
	<p>I am in full agreement with the comments.</p> <p>Development Framework</p> <p>Area A Objection: Returning this area to Nature is an unacceptable use of a resource and opportunity. Low rise commercial buildings/offices in a re-sculpted landscape and appropriately planted would be preferable.</p> <p>Area B Agreement: with the described uses. Area B should have that a different character and mix of buildings compared to Area A. Delineating A and B along existing plan lines is simplistic and preferably attempts to change the footprint of the sites should be attempted.</p> <p>Area C The below comment in SPD 5.25 is a classic case of lack of decision making to protect housing in a flood zone. It promotes poor design decisions, panders to developers' expectations/pressure and is weak planning (especially with such a large site). Either you protect people from flooding or you don't. The site is large enough to accommodate the maximum housing of 100 and if it is not it Area B and C could be reduced to accommodate.</p> <p>"If however, following the development of an integrated fluvial/groundwater model there is greater certainty about the fluvial/groundwater interaction the above recommendation relating to 103m AOD could potentially be revised in consultation with the Environment Agency and West Berkshire Council."</p> <p>Site Context</p> <p>Landscape Framework Figure 4</p> <p>I object to the inclusion of a North/ South link (orange arrow) between Greens Yard and the IAH site. This was not on the original planning application for Greens Yard and would destroy the intimacy of the setting. It would also lead to increased foot traffic in the busy traffic area of</p>	<p>with the text, 'The consultation responses on this matter were varied with the majority of responses highlighting that should the site be developed, up to 100 homes would be acceptable'.</p> <p>The Statement of Consultation highlights the consultation responses which where provided on a sliding scale from 0 – 400 to seek views on housing numbers. The Statement of Consultation was published alongside the draft SPD.</p> <p>Comments noted on employment and community uses.</p> <p>The recommendation to exclude Area A from the developable area is based on the conclusions of the Landscape Framework (Kirkham Landscape Planning, 2012) carried out to inform the production of the SPD. The site sits within the North Wessex Downs AONB which has the highest status of protection in relation to landscape and scenic beauty. As a priority any development within the AONB must ensure the natural beauty of</p>

Consultee	Comment	Proposed Council Response
	<p>Compton surgery/Compton Manor as well as into an area that has been subject to flooding. It would also lead to a potential flood route for excess surface water, especially with the development of the site above Greens Yard.</p> <p>Transport and accessibility</p> <p>I agree in principle with the below statement however Churn Road should be remodelled to ensure the surface water is managed to prevent immediate access to the High Street. Surface water divers should ensure that intense rainfall from the higher levels of Churn road are treated as SudS.</p> <p>“T1: The rural character of Churn Road and Hockham Road should be retained so that they remain an attractive environment for use by horse riders, pedestrians and cyclists.”</p> <p>Follow up</p> <p>Please keep me informed regarding the consultation process.</p> <p>Please ensure that the Planning officer for Greens Yard 11/01159/XOUTMA is made aware of these concerns and potential to improve any future estate layout.</p>	<p>the landscape is conserved and enhanced. The Landscape Framework has shown that redevelopment of Area A for housing or employment would be detrimental to the landscape, failing to conserve and enhance its natural beauty.</p> <p>The delineation between Areas A and B came about from the existing established green infrastructure within the site and the relationship of the different parts of the site within the wider landscape. The Areas also allow for the creation of character areas within the site, adding interest and variety to any future development.</p> <p>With regard to the comments in relation to Area C, the role of the SPD is to supplement existing planning policy, setting out the environmental, social and economic objectives relevant to any future redevelopment of the site. It provides guidance based on a development framework and series of principles to guide any future development. The SPD bridges the gap between the</p>

Consultee	Comment	Proposed Council Response
		<p>Local Plan and a planning application, and therefore does not provide detailed scheme proposals. As such flexibility is required within the SPD to ensure appropriate detailed proposals for the site can be properly implemented, along with the necessary mitigation measures.</p> <p>The built form links with the village, depicted on Figures 4 and 6 of the SPD with an orange arrow, are visual links only.</p> <p>Although the Greens Yard application is outside the scope of this SPD the comments have been noted. The application was given planning approval on 19th April 2013</p>
<p>Environment Agency – Planning Liaison Officer</p>	<p>Thank you for your consultation, which we received on 15 February 2013.</p> <p>We have the following comments to make.</p> <p>Draft Supplementary Planning Document February 2013 Planning Principles Flooding</p> <p>As stated under our response to the flood risk assessment we are not clear how the level of 103m relates to Flood Zone 2 or 3. We would not wish for any built development to be located in Flood Zone 2 or 3 if this can be avoided. We agree that water compatible development would be</p>	<p>Comments noted.</p> <p>Further to the comments received by the EA a meeting was held on 23 April 2013 between the EA and the Council to discuss their representation. As a result of this meeting the EA sent a letter updating their position – see Appendix D1.</p>

Consultee	Comment	Proposed Council Response
	<p>appropriate at this site level. We emphasise that the exception test would be required for critical infrastructure.</p> <p>Contamination Paragraph C1: This should be amended to “This remediation work must be carried out in consultation with the Council’s Environmental Health Team and <i>the Environment Agency</i>.</p> <p>The reason for this is that site lies on a principal aquifer and part of the site is within a source protection zone, hence groundwater is sensitive in this location.</p>	<p>The updated comments supersede most comments under the Flooding sub-heading of their original comments.</p> <p>In relation to contamination, suggested amendment accepted.</p>
Downland Surgery, Compton	<p>I am writing on behalf of the Partners of Downland Surgery at Compton. We were surprised not to have been included in the initial consultation for the development of the Compton Animal Institute as stakeholders. However, I can see from the consultation papers that you are taking into consideration the surgery needs of the residents of Compton.</p> <p>If 100 – 350 houses are to be built, then there could be up to 1000 additional users of the surgery. We currently have around 2000 patients who prefer to use Compton surgery rather than our Chieveley main site (8,500). So we would need to increase Compton capacity by up to 50%. This is of course possible, but we are likely to require funding to build either extensions or even a complete re-build. There has not been a site survey to determine if the existing building can expand by this volume, or indeed if the surgery should be rebuilt within the new development. Please can you take this into consideration when deciding the infrastructure requirements of the development and how you distribute developer contributions.</p> <p>We are happy to work with you to ensure the health needs of additional residents of Compton are looked after, and one of us will attend the meeting at The Swan on 26th February,</p>	<p>Comments noted.</p> <p>Developer contributions are paid by a developer to mitigate any impacts arising as a result of a development. For example, funding could be provided towards improvements to the existing surgery should any future development result in capacity issues.</p> <p>The Council currently has a mechanism in place which allows these contributions to be sought – Delivering Investment from Sustainable Development (Developer Contributions) SPD.</p> <p>The responsibility of commissioning primary care for the residents of West Berkshire passed on 1 April 2013 from</p>

Consultee	Comment	Proposed Council Response
		West Berkshire Primary Care Trust to the Thames Valley Area Team of NHS England. It is this new team who is responsible for the distribution of developer contributions.
Member of the public	<p>I have briefly read "Draft_SPD_for_consultation_Feb_2013" and whilst I need to review fully to appreciate the extent of the proposed development I do have a question in relation to your points on transport.</p> <p>Has any thought been given to providing some development of the old railway line that goes through Compton, in order to provide an alternative transport route for cyclists and pedestrians?</p> <p>This would possibly alleviate some of the inevitable increased road traffic that would result from additional housing/offices, by providing alternative transport options for people travelling to and from the village to neighbouring villages and Newbury. It would also fit with government policy on health and physical activity and the impact on health costs; it would fit with environmental objectives in cutting down on pollution from traffic. It would also provide alternative routes for pedestrians and cyclists onto the Downs for leisure.</p> <p>I believe Sustrans have looked at options and believe this is something that should be factored into this SPD.</p>	<p>The SPD sets out a planning framework and a series of principles to guide any future redevelopment of the Institute for Animal Health site. Whilst the document takes into account the village context and character it would be beyond the scope of the SPD to provide recommendations for land outside the site, such as the old railway line.</p> <p>The SPD does promote a strong network of green infrastructure for the site, linking new green infrastructure with existing green infrastructure and surrounding landscape features.</p> <p>The use of the old railway for walking and cycling is a matter the Council is currently investigating separately (Highways Project Team) as a result of discussions with the</p>

Consultee	Comment	Proposed Council Response
		West Berkshire Cycle Forum.
Member of the public	<p>It would be great if Area A was made into a nature reserve with trees, bird boxes, bat boxes and a small pond to encourage real biodiversity, the area could be used by both the schools for educational purposes and for locals to walk their children round, Rather than just blended into green land.</p> <p>For Area C expand the Downs school that is already over subscribed with more sporting facilities or use the existing buildings as new classrooms.</p> <p>Please do not allow a large housing estate that will then predictably supersaturate the schools, the reason people live in Compton is for the downland village feel and the very high quality schools and village amenities such as the pub and the village shop. No one in the village wants another 200 houses and a tesco corner shop and saturated schools which will inevitably lower standards.</p> <p>Another option would be to turn some of the buildings into a bio industry park and use the site for its original use case, thus avoiding a massive housing estate.</p> <p>Or make the area a retirement area so that locals do not need to leave the village when they down size their homes and can stay around friends.</p> <p>The Compton sewers have been tested beyond their limit over the 2012/2013 winter without extra homes.</p> <p>This is an amazing opportunity to make Compton a BETTER place to live by IMPROVING what we have, please do not allow a huge developer to come in and turn an amazing village into a social services housing estate-leave that to the town planners rather than the village planners. What ever is decided please make it a positive addition and not something that destroys another beautiful English down land village.</p> <p>I trust you will take my comments and other villagers comments seriously during all phases of the IAH development.</p>	<p>Comments noted.</p> <p>The SPD sets out a planning framework and a series of principles to guide any future development of the site. The SPD sets out in 5.20 what would be appropriate in Area A in landscape terms. More detailed proposals for the site will come forward at the planning application stage.</p> <p>The SPD proposes to retain the cricket pitch for the use of the community which could potentially include use by the school. The use of the facility by the school is, however, outside the scope of the SPD and would be a matter to be pursued by the school directly with the landowner/developer.</p> <p>The impact on the schools will be a consideration in the planning application stage when housing numbers are proposed. This will be mitigated through the mechanisms in chapter 7.</p>

Consultee	Comment	Proposed Council Response
		<p>Paras 5.4 to 5.13 of the Draft SPD set out the framework for both housing and employment on the site.</p> <p>Due to the risk of contamination, many of the buildings on the site will need to be demolished if the site is redeveloped. The size and function of Compton and the evidence of market demand will assist in determining the quantum of employment floorspace to be replaced on the site.</p> <p>Thames Water, as a statutory consultee, has been consulted on the draft SPD. See comments from Thames Water and the Council response.</p> <p>The SPD Vision is for a place in harmony with the area, a place which contributes towards a vibrant and balanced rural community and in which there is great local pride. The SPD is also underpinned by a series of objectives. Affordable housing will be required in accordance with existing policy and there is a proven need for affordable housing for local people in</p>

Consultee	Comment	Proposed Council Response
		Compton.
Member of the public	<p>Ability of medical facilities to cope, currently most people have to go to Chieveley and if they rely on the bus this can involve going to Newbury.</p> <p>Room at both schools to cope with more housing.</p> <p>Roads – current state of local roads is dreadful plus if you travel towards Newbury in the mornings and 2 school buses meet it is often difficult for them to pass.</p> <p>Bus service, no evening buses, no buses on a Sunday or on Public Holidays. So if you want to go away for the weekend and travel by bus you cannot get back on a Sunday, so forcing people to use cars.</p> <p>Needs to be larger amount of affordable housing than big houses which are beyond most people's affordability.</p> <p>With the likelihood of more children, something to keep them occupied in the evenings to keep them off the streets and getting into mischief.</p>	<p>Developer contributions will be sought from any redevelopment of the site in order to ensure the impact of new development is minimised and the social, environmental and economic benefits are provided to the community as a whole. Health care provision will be provided in accordance with the relevant mechanism in chapter 7 of the SPD.</p> <p>Discussions have taken place with the Council's Education Department regarding capacity at local schools and contributions will be sought through the relevant mechanism in chapter 7.</p> <p>Any proposals for the site will be required to undertake a transport assessment and to provide affordable housing in accordance with the Core Strategy. The definition of affordable housing is provided in the Core Strategy glossary.</p>
Member of the public	There should be no motor access from the IRAD site on to Hockham Road as Hockham Road is single track and too narrow.	Comments noted.

Consultee	Comment	Proposed Council Response
		This issue is already covered by Principles T1 and T2.
Member of the public	<p>The sewerage system for Compton has failed. It allows the ingress of groundwater every time the levels rise to ground level. Therefore development on the IAH site should be restricted and/or developer contribution should be sought to the construction of a sewage works to cope with development of the site which should be capable of discharging effluent to the standard required for discharge to the Pang. Also, drinking water quality is compromised for the foreseeable future due to high nitrate levels in the soils and aquifer around Compton such that water will have to be pumped in from sites such as Gatehampton.</p>	<p>Comments noted.</p> <p>Any new development on the site will be expected to mitigate the impact arising as a result of that development. Thames Water, as a statutory consultee, was consulted on the draft SPD. See also comments from Thames Water and the Council response.</p>
MSD AH	<p><i>Policy Context</i> It is MSD AH intension to continue its operation within the current leased site for the foreseeable future. The operations carried out by MSD AH provide local employment and support revenue growth. Please also see comments for 5.22 and 5.23.</p> <p><i>Comment to 5.22 and 5.23</i> It is MSD AH intension to continue its operations and may require extension to its current leased footprint. Access and egress of the building is gained via IAH operated land; this is a provision under the lease agreement terms. An area will need to be set aside to allow access and egress following vacation of the IAH. Provision for vehicular access will need to be provided. Access is currently via the IAH main entrance from the village main road and through the site (Area C). Staff access is off Churn Road and only provides for pedestrian access. It is suggested that vehicular access is gained from Churn Road at the existing entrance down from the MSD AH entrance. Highway provision will be required and should be included within the plan.</p> <p>MSD AH may wish to expand its facility in the future and will require an additional area (Area B) to the South and West of the current facility.</p> <p>Infrastructure provision will need to be provided in support of MSD AH on-going operations once</p>	<p>Comments noted.</p> <p>The SPD will be amended to include the potential provision for expansion of the MSD AH site and also to reflect that consideration will need to be given to their highways and infrastructure requirements during the masterplanning stage of a planning application.</p>

Consultee	Comment	Proposed Council Response
	<p>the IAH have vacated the site. Provision will need to be made for utilities connectivity (Electricity, potable water) and waste water streams (trade, foul and storm). Currently these provisions are provided by the IAH and consideration must be given in the overall development plan. Easement of above and below ground utilities should be considered within the development.</p>	
<p>East Ilsley Parish Council</p>	<p>East Ilsley Parish Council wish to highlight there is already concern within East Ilsley about the volume of traffic moving through the village from the direction of Compton. The development of the site in Compton would significantly increase this volume and therefore the Parish Council request that developer contributions should be made to aid traffic calming.</p> <p>EIPC also wish to raise their concerns regarding any commercial uses of the IAH site which might result in large HGV's or large numbers of commercial vehicles using the narrow roads through East Ilsley at potentially unsociable times.</p> <p>The Parish Council request that they be invited to any formal meetings about the development of the site due to the impact this will have on East Ilsley.</p>	<p>Any new development must mitigate the impact arising as a result of the development itself and therefore there is the potential to improve the local road network through developer contributions / C.I.L.</p> <p>As part of any future planning application a Transport Assessment will be required to demonstrate the potential impacts and mitigation measures for the development. The requirement for a Transport Assessment is set out in Section 8 of the SPD.</p> <p>Request to be invited to future meetings is noted.</p>
<p>Member of the public</p>	<p>This response formalises the comments I made to Officers during the open afternoon at the Downs School.</p> <p>The Council is congratulated on a solid piece of work that addresses, one way and another, all my concerns about the development of this site. The likely number of new dwellings is acceptable to me, and helps to make development of the site commercially viable.</p> <p>I am disappointed that wholesale demolition/remediation of the existing buildings is necessary</p>	<p>Comments noted.</p> <p>Due to the risk of contamination, many of the buildings on the site will need to be demolished if the site is redeveloped.</p> <p>Developer contributions will be</p>

Consultee	Comment	Proposed Council Response
	<p>and pleased that the former footpath might be restored.</p> <p>Using the 103m contour as a key boundary for the type of development favoured is in my opinion, based upon living in Compton for 38 years, ultra-conservative, though convenient as it might encourage further open space being available on the site.</p> <p>The likely number of new dwellings will significantly increase the population of Compton and further particular attention should be given to the enhancement of facilities. Of particular concern to me is improvement in the medical provision through development/extension of Compton (Branch) Surgery rather than Chieveley Surgery. Bus services will cope if not reduced. Both schools will probably need to be extended.</p>	<p>sought from any redevelopment of the site in order to ensure the impact of new development is minimised and social, environmental and economic benefits are provided to the community as a whole. There will, therefore, be the potential to improve and enhance service provision in the village.</p>
Compton Parish Council	<p>Without prejudice, Compton Parish Council (CPC) welcomes the SPD and considers it to be a well researched and presented comprehensive Planning Policy Document.</p> <p>Compton Parish Council accepts that the IAH site will be developed. CPC insists that the following comments be incorporated into the final SPD document. The provisions of the Village Design Statement (VDS) must be strictly observed and the landscape character of the AONB should be enhanced by the change of use of this site.</p> <p>CPC wishes to see a modest, mixed development on the site, comprising some business units, starter and small homes as well as larger properties, retention of some existing mature trees and hedges with green space in all areas.</p> <p>Compton is defined as a service village in the core strategy and so developer contributions should be targeted to improving and enhancing service provision within the village. In particular healthcare, community pre-school, community groups and community facilities.</p> <p>CPC, while recognising West Berkshire Council's planning constraints, is disappointed that clarity could not be provided on the maximum ceiling of housing numbers for both areas B and C.</p> <p>The development design <u>must</u> follow the guidelines laid down in the Parish Design Statement</p>	<p>Comments noted.</p> <p>The VDS and this SPD (when adopted) will be a material consideration in determining any planning application for the site.</p> <p>One of the objectives of the SPD is 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. An element of employment floorspace should be provided on the site along with an appropriate mix of residential properties. The retention and enhancement of the existing green infrastructure is an important feature of the</p>

Consultee	Comment	Proposed Council Response
	<p>(section 2.29) and adhere to SPD section 5 and SPD section 3.44 to 3.46. CPC would like the wording of section 5.13 (type of employment development) to be updated to say it would allow small scale office development.</p> <p>CPC would like 5.23 (Schering-Plough position on lease termination) to be included as a policy in the policy section.</p> <p>Planning Principles In preparing this section the CPC has included the original wording from the SPD and then provided re-drafted wording with the changes underlined. Where the CPC has proposed an addition to the principles this is not underlined. In some cases the CPC has provided commentary in support of the existing principle, or has provided feedback that the CPC would like to be incorporated, where this has been done the CPC leaves it to West Berks to propose suitable amendments.</p> <p>Our response is structured in the same order as the SPD principles to aid readability.</p> <p><u>Land Uses</u> LU4 (Affordable Housing) <u>Redraft from:</u> LU4: Affordable housing should be provided on-site in accordance with policy CS6 of the West Berkshire Core Strategy. <u>To:</u> LU4: Affordable housing <u>must</u> be provided on-site in accordance with policy CS6 of the West Berkshire Core Strategy.</p> <p>LU5 (Local Letting Policy) <u>Redraft from:</u> LU5: A local lettings policy should be explored for the site to allow a percentage of the affordable housing provision to be reserved for people with local needs. The percentage will be informed by the outcomes of an up-to-date Registry of Interest survey and agreed with the Council's Housing and Planning Departments. <u>To:</u></p>	<p>development framework.</p> <p>Any new development on the site will be expected to mitigate the impact arising as a result of that development and therefore there will be the potential to improve and enhance service provision in the village.</p> <p>The Parish Council's disappointment is noted, but it is important that the level of homes to be provided on the site takes into account the significant constraints which will influence development on the site.</p> <p>Office development is classed as B1a and, as outlined in para 5.13, would need to be justified in this location in order to comply with Core Strategy policy CS9.</p> <p>Further clarification regarding the MSD AH site will be added to para 5.22.</p> <p>Planning Principles - LU4 and LU5 - We acknowledge and understand the Parish Council's desire to clarify as much as possible about any</p>

Consultee	Comment	Proposed Council Response
	<p>LU5: A local lettings policy <u>must</u> be included as a planning principle for the development of the site to allow a percentage of the affordable housing provision to be reserved for people with local needs. The percentage will be informed by the outcomes of an up-to-date Registry of Interest survey and agreed with the Council's Housing and Planning Departments.</p> <p>LU 7 (Addition – Housing Survey) <u>Add:</u> LU7: A Housing Survey must be undertaken prior to the submission of a Planning Application that includes housing and the output of such survey included as part of the Planning Application.</p> <p>LU 8 (Addition – Developer Contributions) <u>Add:</u> LU8: Developer contributions will be sought to support and enhance the community pre-school provision within the village.</p> <p><u>Green Infrastructure</u> GI3 (Cricket Pitch) CPC supports the proposal in GI3 that the current cricket ground remains a green space and becomes a public recreation area.</p> <p><u>Design</u> D3 (Height of Buildings) <u>Redraft from:</u> D3: The height of buildings should be in proportion to their surroundings. <u>To:</u> D3: The height and <u>design mix</u> of buildings should be in proportion to their surroundings.</p> <p>D7 (Addition – links with existing village) The effective integration of the site with the existing community of Compton is of upmost importance. Therefore we require the addition of <u>Add:</u> D7: The design should create links with the existing village, allowing free access across and through the development, to support effective integration with the rest of the village.</p> <p><u>Transport and Accessibility</u> T1 – (Churn Road) We would not support a commercial vehicle access road from Churn Road to the site, as this is a quiet lane (T1 refers). The CPC is concerned about the possibility that development of</p>	<p>potential redevelopment at this site and the efforts it has gone to in responding to this consultation. The role of the SPD, however is to provide planning guidance, not policy and the structure and tone of the document needs to reflect this. That is why using the word 'must' rather than 'should' would be inappropriate.</p> <p>The addition of LU7 is not considered necessary. Information likely to be required to support a planning application is set out in chapter 8.</p> <p>The addition of LU8 is not considered necessary. The mechanisms for developer contributions are set out in chapter 7. If pre-school provision is identified through the planning application as in need of mitigation then this would be provided for through this mechanism.</p> <p>GI3 – support noted.</p> <p>D3 - The design mix of buildings is already covered by planning principles D1 and D2.</p>

Consultee	Comment	Proposed Council Response
	<p>commercial units to the western part of Area B would result in further traffic to or via the current industrial unit in area B onto Churn Road. The CPC feels that any developer would raise concerns that it would be undesirable for such traffic to go through the site via the front access. There is also the possibility of expansion of the existing industrial unit, bringing more traffic to Churn Road.</p> <p>T3 (Existing Main Entrance) <u>Redraft from:</u> T3: The existing main access to the site should be retained in order to ensure the streetscape is maintained. <u>To:</u> T3: The existing main access to the site should be retained in order to ensure the streetscape is maintained. <u>Traffic Calming must be provided in the High Street near this entrance to reduce vehicle speeds entering and leaving the site and along the High Street.</u></p> <p>T4 (Car Parking) Public transport provision is highlighted in section 4 as a weakness for this village; therefore there will be a high reliance on cars. CPC insists that due to the lack of transport infrastructure serving Compton, off-road parking for housing is above the norm will be required in this development in order to prevent the recurrence of the parking practices in Burrell Road and Lowbury Gardens, where cars park on the access roads. <u>Redraft from:</u> 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 <u>To:</u> T4: Car parking should be provided to the <u>maximum (in terms of spaces) allowable</u> and in accordance with the Council's most up-to-date standards at the time of any future planning application</p> <p>T7 (Addition - Speed Limits) <u>Add</u> T7: Speed limits must be reviewed at the entry roads to the village as part of any future planning applications for this site.</p> <p>Lighting L2 (Addition – Lighting Business Premises) <u>Add:</u></p>	<p>D7 – The effective integration of the site is already covered by planning principles G14 and D6.</p> <p>T1 – Comments noted. See also MSD AH comments and the Council’s response. MSD AH currently use the main entrance on the High Street for vehicular access.</p> <p>The SPD will be amended to reflect that consideration will need to be given to the highways and infrastructure requirements of the MSD AH site during the masterplanning stage of a planning application.</p> <p>T3 - Any new development must mitigate the impact arising as a result of the development itself and therefore there is the potential to improve the local road network through developer contributions / C.I.L. As part of any future planning application a Transport Assessment will be required to demonstrate the potential impacts and mitigation measures for the development, such as</p>

Consultee	Comment	Proposed Council Response
	<p>L2: The integrity of the dark night skies in the North Wessex Downs should not be compromised. Any business premise lighting can have a disproportionate impact and should be controlled to ensure that lighting is on only when the premises are in use.</p> <p>CPC has taken great care and consideration in preparing the above amendments. They reflect the observations brought to the attention of CPC during attendance at the WBC consultations and the CPC collective opinion as appointed representatives of the Parish. The CPC trusts the amendments will further enhance the final SPD, seeking to develop the Parish appropriately and without detrimental impact on the community and its position within the AONB.</p>	<p>traffic calming measures. The requirement for a Transport Assessment is set out in Section 8 of the SPD.</p> <p>T4 - The car parking will be provided in accordance with the parking standards which are relevant at the time of the planning application. It is proposed that principle T4 is amended to ensure that car parking levels reflect the location and mix of dwelling types and the local levels of car ownership in accordance with the National Planning Policy Framework (NPPF). Car parking is identified in the SPD as an issue so this will be a consideration when determining the planning application.</p> <p>T7 - A transport assessment supporting the planning application when the number and use of units are known would be able to identify whether any transport issues warrant changes to the highway infrastructure. It is therefore too onerous for the SPD to require a review of the village entry roads speed limits.</p>

Consultee	Comment	Proposed Council Response
		L2 - The suggested lighting principle is not necessary as it is already covered by L1.
Thames Water	<p><u>Omission of Section on Water and Waste Water/Sewerage Infrastructure</u></p> <p>A key sustainability objective for the preparation of the Local Development Framework/Local Plan should be for new development to be co-ordinated with the infrastructure it demands and to take into account the capacity of existing infrastructure. Paragraph 156 of the National Planning Policy Framework (NPPF), March 2012, states: <i>“Local planning authorities should set out strategic policies for the area in the Local Plan. This should include strategic policies to deliver:.....the provision of infrastructure for water supply and wastewater....”</i></p> <p>Paragraph 162 of the NPPF relates to infrastructure and states: <i>“Local planning authorities should work with other authorities to: assess the quality and capacity of infrastructure for water supply and wastewater and its treatment.....take account of the need for strategic infrastructure including nationally significant infrastructure within their areas.”</i></p> <p>It is unclear at this stage what the net increase in demand on Thames Water’s infrastructure will be as a result of the proposed development. Thames Water is concerned that the network in this area may be unable to support the demand anticipated from this development. Developers and the the SPD therefore need to consider the net increase in water and waste water demand to serve the development and also any impact the development may have off site further down the network, if no/low water pressure and internal/external sewage flooding of property is to be avoided.</p> <p>The list of issues covered in the SPD should therefore make reference to the provision of water and sewerage infrastructure to service development as follows:</p> <ul style="list-style-type: none"> •The areas demand for water network infrastructure both on and off site and can it be met •The developments demand for sewerage network infrastructure both on and off site and can it be met 	<p>Comments noted.</p> <p>Waste water and sewerage infrastructure ‘Provision of water and sewerage infrastructure to service the development’ will be added to the SWOT analysis in chapter 4.</p> <p>Thames Water were a statutory consultee in the process of developing the Core Strategy. The opportunity site at Compton was agreed for inclusion in the Core Strategy and Compton was designated as a service village.</p> <p>A Flood Risk Assessment (in accordance with the NPPF, the Core Strategy and SFRA) will be required to support a planning application, this will include surface water issues.</p> <p>Appropriate text will be added in chapter 8 under the ‘foul sewage and utilities assessment’ requirement.</p>

Consultee	Comment	Proposed Council Response
	<p>•The surface water drainage requirements and flood risk of the area and down stream and can it be met</p> <p>To accord with the NPPF text along the lines of the following section should be added to the SPD:</p> <p><i><u>“Water Supply & Sewerage Infrastructure</u></i> <i>It is essential that developers demonstrate 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. In some circumstances this may make it necessary for developers to carry out appropriate studies to ascertain whether the proposed development will lead to overloading of existing water & sewerage infrastructure. Where there is a capacity problem and no improvements are programmed by the water company, then the developer needs to contact the water authority to agree what improvements are required and how they will be funded prior to any occupation of the development.</i></p> <p><i>Further information for Developers on water/sewerage infrastructure can be found on Thames Water’s website at: http://www.thameswater.co.uk/cps/rde/xchg/corp/hs.xsl/558.htm Or contact can be made with Thames Water Developer Services</i></p> <p><u>Water Conservation</u> Thames Water would also welcome the opportunity to work with the Council and developers on opportunities for incorporating water efficiency in the new development.</p> <p>Water conservation and climate change is a vitally important issue to the water industry. Not only is it expected to have an impact on the availability of raw water for treatment but also the demand from customers for potable (drinking) water. Therefore, Thames Water supports water conservation and the efficient use of water.</p> <p>Thames Water have their own water efficiency website: www.thameswater.co.uk/waterwisely</p> <p>By exploring the interactive town, Waterwisely, you can discover how you can start saving water,</p>	<p>Water conservation Core Strategy policy CS15 requires development to achieve relevant levels of Code for Sustainable Homes and BREEAM. Development is likely to be required to be zero carbon by the time the site is redeveloped. No change proposed.</p> <p>Flood risk It is not necessary to repeat national and local policy in the SPD. Reference to historical flooding, including sewer flooding incidences, will be added to the ‘Flooding’ section in chapter 3.</p> <p>Additional text should also be added to the end of Principle F5 to clarify that sewerage/waste water treatment infrastructure should be in place ahead of development to ensure flood risk is minimised.</p>

Consultee	Comment	Proposed Council Response
	<p>help protect the environment, reduce your energy bill and even cut your water bill if you have a meter. You can calculate your water use, see how you compare against other Thames Water customers and the Government's target, and get lots of hints and tips on how to save water. Thames Water customers, can also order a range of free devices to help save water. However, managing demand alone will not be sufficient meet increasing demand and Thames Water adopt the Government's twin-track approach of managing demand for water and, where necessary, developing new sources, as reflected in Thames Water's Water Resource Management Plan.</p> <p><u>Flood Risk</u></p> <p>In relation to flooding, the SPD should include guidance in relation to flooding from sewers. The technical Guidance to the National Planning Policy Framework which retains key elements of PPS25: Development and Flood Risk states that a sequential approach should be used by local planning authorities in areas to be at risk from forms of flooding other than from river and sea which includes "<i>Flooding from Sewers</i>". The Brief should therefore include reference to sewer flooding and an acceptance that flooding could occur away from the flood plain as a result of development where off site infrastructure is not in place ahead of development.</p> <p>It is vital that sewerage/waste water treatment infrastructure is in place ahead of development if sewer flooding issues are to be avoided. It is also important not to under estimate the time required to deliver necessary infrastructure, for example:</p> <ul style="list-style-type: none"> - local network upgrades take around 18 months - sewage treatment works upgrades can take 3-5 years <p>This therefore increases the importance for the proposed text above in relation to water/sewerage infrastructure, to be taken into account.</p>	
Network Rail	<p>Upon review of this document, in reference to those aspects surrounding the Community Infrastructure Levy and those obligations that would be required through the sites redevelopment, we would refer the Council to Network Rails comments provided on the consultation of the CIL Preliminary Draft Charging Schedule.</p> <p><i>[Relevant sections are set out below]</i></p>	<p>Comments noted.</p> <p>A Transport Assessment and Travel Plan will be required to support a planning application as set out in Chapter 8 of the SPD.</p>

Consultee	Comment	Proposed Council Response
	<p>As Network Rail is a publicly funded organisation with a regulated remit it would not be reasonable to require Network Rail to fund rail improvements necessitated by commercial development. It is therefore appropriate to require developer contributions to fund such improvements.</p> <p>Specifically, we request that a Policy is included within the document [PDCS] which requires developers to fund any qualitative improvements required in relation to existing facilities and infrastructure as a direct result of increased patronage resulting from new development.</p> <p>The likely impact and level of improvements required will be specific to each station and each development meaning standard charges and formulae may not be appropriate. Therefore in order to fully assess the potential impacts, and the level of developer contribution required, it is essential that where a Transport Assessment is submitted in support of a planning application that this quantifies in detail the likely impact on the rail network.</p> <p>To ensure that developer contributions can deliver appropriate improvements to the rail network we would recommend that Developer Contributions should include provisions for rail and should include the following:</p> <ul style="list-style-type: none"> ▪ A requirement for development contributions to deliver improvements to the rail network where appropriate. ▪ A requirement for Transport Assessments to take cognisance of impacts to existing rail infrastructure to allow any necessary developer contributions towards rail to be calculated. ▪ A commitment to consult Network Rail where development may impact on the rail network and may require rail infrastructure improvements. In order to be reasonable these improvements would be restricted to a local level and would be necessary to make the development acceptable. We would not seek contributions towards major enhancement projects which are already programmed as part of Network Rail's remit. 	

Consultee	Comment	Proposed Council Response
	<p>Notwithstanding the above, I enclose a link to Network Rail's website; http://www.networkrail.co.uk/browseDirectory.aspx?dir=RUS%20Documents&pageid=2895&root</p>	
HSE	<p>We have concluded that we have no representation to make at this stage of your local planning process. This is because there is insufficient information in the consultation documents on the location and use class of sites that could be developed. In the absence of this information, the HSE is unable to give advice regarding the compatibility of future developments within the consultation zones of major hazard installations and MAHPs located in the area of your local plan.</p>	<p>Comments noted.</p> <p>The SPD site is not within the consultation zones of AWE Aldermaston or AWE Burghfield, and is located well away from the Padworth COMAH site.</p>
English Heritage	<p>According to our records, there are no designated heritage assets on the Institute site itself. However, the site boundary is immediately adjacent to the Compton Conservation Area and there are listed buildings within the historic village centre in proximity to the south-east of the site. We are pleased that the relationship of the site to these designated heritage assets is recognised within the Document (e.g. paragraphs 3.17, 3.24, 3.25 and Figure 3).</p> <p>We welcome the SPD objective "To ensure future development is of a high standard of design which protects and enhances the local distinctive character of the existing built and historic environment of Compton", and we welcome paragraphs 3.36-3.46.</p> <p>We also welcome the recognition within paragraph 3.42 of the potential for any redevelopment of the Institute site to make a significant contribution to the setting of the Conservation Area and the corresponding Development Principle HE1. However, care needs to be taken with the approach and terminology – the Conservation Area is the asset, not its setting, and it is the significance of the Conservation Area (the sum of the heritage values attached to the Area) that should be conserved and enhanced by development within its setting. This distinction appears to be recognised in paragraph 5.24, which we also welcome.</p> <p>Paragraph 5.25 should also recognise that the potential impact on the significance of the Conservation Area should be a factor in determining the acceptable density of development . Paragraph 5.2 should refer to the development of the site conserving and enhancing the (significance of the) Conservation Area.</p>	<p>Comments noted.</p> <p>Paragraph 3.42 will be amended to make the Council's approach clearer</p> <p>It is agreed that paragraph 5.25 should be amended to recognise that the potential impact of the development on the significance of the Conservation Area should also be a factor in determining an acceptable density.</p> <p>Comments noted. A Heritage Statement would be required to accompany a planning application for the redevelopment of the site as listed in Chapter 8.</p> <p>The Council's Archaeological and Conservation teams have been consulted during the</p>

Consultee	Comment	Proposed Council Response
	<p>We welcome Development Principle LC3 (and Principles D2 and D5), but it is not clear from the SPD whether or not any detailed assessment of the relationship of the Institute site to the Conservation Area or the contribution of the features on the site to the significance of the Conservation Area has been undertaken to inform the SPD. This should be undertaken before detailed proposals for the redevelopment of the Institute site are considered, and should form the basis of the Heritage Statement which English Heritage is pleased to see as a requirement of a planning application for the site. English Heritage has produced guidance on “The Setting of Heritage Assets” which sets out how to assess the impact of development within the setting of a heritage asset on the significance of that asset.</p> <p>My comments above relate to the designated heritage asset of the Conservation Area and, if they have not already been, the Council’s Conservation Officer/ archaeological advisor should be consulted on any potential non-designated assets on the Institute site. I am not personally familiar with the Institute or its site, but from the description of the buildings on the site in the SPD, I presume that notwithstanding the importance of the Institute to the community since its founding, there are no assets on the site of particular communal value?</p>	<p>development of the draft SPD. There are no assets on the site which are of particular communal value.</p>
Barton Willmore for BBSRC	<p>On behalf of our client, BBSRC, we write with reference to the current consultation exercise taking place with regards to the Draft Supplementary Planning Document (SPD) in relation to the former Compton Institute for Animal Health Site.</p> <p>As an initial point we would like to confirm that the site should be known as the Pirbright Institute site at Compton. We appreciate that this change may cause confusion for some people at this stage and as such, we would suggest that the title of the SPD be amended to read:</p> <p style="padding-left: 40px;">“Pirbright Institute (formerly known as Institute for Animal Health) site at Compton”</p> <p>Further to your letter dated 11th March 2013, we would like to confirm that appropriate information in relation to contamination will be provided at the planning application stage. Turning to the content of the Draft SPD, whilst our clients welcome and are supportive of the principle of a Supplementary Planning Document to provide a framework for the redevelopment of the site (which should be known as the Pirbright Institute site at Compton), there are a number of elements contained within the current draft that require further consideration, including:</p> <ul style="list-style-type: none"> • The landscape approach being adopted; 	<p>Comments noted.</p> <p>It is proposed to amend the title in the adopted SPD to read: ‘Pirbright Institute site, Compton’.</p> <p>In response to the information submitted along with the representation (see Appendices D2-D4) the Council has sought responses from its landscape and flooding consultants. See Appendices D5 and D6 for details.</p>

Consultee	Comment	Proposed Council Response
	<ul style="list-style-type: none"> • The identification of the 103m contour as the low point for built development due to the risk of flooding; and • The approach to the potential density of development. <p>A technical note on flood risk (with modelling outputs), a Landscape and Visual Appraisal Advice Note (LVA) and an illustrative concept plan have been prepared and are submitted in support of the representations made below.</p> <p>Landscape Approach</p> <p>It is understood that the draft SPD is underpinned by a number of background documents, including a Landscape Framework carried out by Kirkham Landscape Planning Ltd. It is this document that suggests that the site should be subdivided into three main areas with the northern most part of the site identified as Area A. The report acknowledges that this part of the site has no on-site environmental features of particular value but goes on to state that:</p> <p><i>“Redevelopment of this part of the site for housing or employment would fail to conserve or enhance the natural beauty of the AONB ... Area A should be excluded from the developable area”</i></p> <p>The draft SPD itself recognises that the redevelopment of the site provides a unique opportunity to redress the harm caused to the AONB through the existing development and that Area A specifically could make a positive contribution to the landscape character of the open downland landscape. It also states that:</p> <p><i>“Since the Landscape Framework has shown that redevelopment of this part of the site for housing or employment would fail to conserve or enhance the natural beauty of the AONB”</i></p> <p>There is no evidence within the Landscape Framework document or the draft SPD that any consideration has been given to the potential impact of varying degrees of development within Area A and instead a blanket restriction on any form of development has been proposed. This is not considered to be a sound basis on which to make such a recommendation, as expressed within the submitted Landscape and Visual Appraisal Advice note. The land has no on-site environmental features of particular value and the existing quasi-industrial buildings detract from the AONB.</p>	

Consultee	Comment	Proposed Council Response
	<p>Any landscape and visual appraisal of a site should be based on that land's existing condition and associated views. Whilst the landscape framework does this in relation to Area B and C, it is the historical condition of Area A which appears to have been assessed and decision made on that basis. In assessing the current condition, Area A cannot be identified as an area of high environmental value and should not, therefore, have a blanket exclusion from potential development.</p> <p>Given the acknowledgment that the removal of the existing buildings and rectifying the damage caused by past development is probably not a realistic option, it is considered that some sensitive development within Area A, coupled with an extensive and appropriate landscape buffer, would positively respond to the landscape policy and context of the site and result in a far more efficient and effective use of a brownfield site whilst enhancing the AONB from the current situation.</p> <p>An alternative landscape framework plan is provided within the LVA and has fed into the concept plan, demonstrating how such an approach could realistically be adopted.</p> <p>Flood Risk The draft SPD states that the 103m contour line should: <i>“following a sequential approach at site level ... be the threshold at which ‘more vulnerable’ development is constructed above and ‘less vulnerable’ development is constructed below”</i></p> <p>In 2011, flood modelling was carried out to demonstrate that residential development at Greens Yard (which abuts the SPD site to the immediate South) would not be vulnerable to flooding. This modelling has been extended and demonstrates that there is no flood risk for the areas of the site suggested for development, with the flood zone actually only encompassing parts of the existing cricket ground, which will be retained as public open space. In light of the submitted flood risk work the wording of the SPD should be amended to read: <i>“following a sequential approach at site level, ‘more vulnerable’ development should be located outside the area prone to flooding as demonstrated on the flood risk assessment work”</i></p>	

Consultee	Comment	Proposed Council Response
	<p>Density The draft SPD identifies Compton as an area of particular sensitivity to the impact of intensification and redevelopment due to the prevailing character of the area, sensitive nature of the surrounding countryside and relative remoteness from public transport. Coupled together, this leads to the view that the density of development on the site should not exceed 30dph.</p> <p>Compton comprises a built up village within the North Wessex Downs AONB, the character of which is such that the prevailing density varies across the village, with high density development in the central areas of the village, reducing towards the edges.</p> <p>This is considered to be a common and appropriate approach, which could be echoed within the SPD site to achieve an <u>average</u> density of 30dph with appropriate landscaping, open space, community uses and employment also forming part of the wider development. A blanket restriction on any development over 30dph has the potential for area of a more sensitive nature to be treated in the same way as areas within the central core of the site, which is far less sensitive, thereby missing the opportunity to bring forward an effective use of this brownfield site in an appropriate and sensitive way.</p> <p>Conclusion Whilst the principle of the SPD to lead the development of the site is supported by our client, as the single freehold owner, there are 3 elements of the current draft document which are of serious concern and which are considered to undermine the delivery of an effective and appropriate development on the site, failing to take the opportunities for the site to be comprehensively and holistically planned to respond to its setting, including both the landscape and flooding constraints. Further consideration should be given to these elements and the SPD should be amended to avoid such a situation.</p>	
Natural England	Natural England is pleased to note the weight which is given within the SPD and SA to the location of the development site within the North Wessex Downs Area of Outstanding Natural Beauty (AONB). It is Natural England's advice that the sensitivities and special character of the AONB should be a primary consideration when determining the future development of the site. We are further pleased to note the proposal for the northern part of the site, referred to as 'Area	Support noted. The North Wessex Downs AONB Management Plan is included within the Policy Context in

Consultee	Comment	Proposed Council Response
	<p>A', to be excluded from the developable area, and retained as open space to enhance the AONB and enable the development to integrate with the wider countryside.</p> <p>Natural England would advise that any development of the site should be in line with the North Wessex Downs AONB Management Plan, and determined in consultation with the AONB board.</p> <p>Natural England therefore agrees with the conclusions of the SA, and we have no further comments to make on the draft SPD.</p>	<p>Chapter 2 of the draft SPD and is a material consideration in the determination of planning applications for the site. The AONB Management Team have been consulted during the development of the SPD and would be consulted as part of the decision making process for a planning application/s to redevelop the site.</p>
<p>Acting Archaeological Officer - WBC</p>	<p>Compton Institute Draft SPD</p> <p>I am aware that you consulted Duncan on this SPD in 2012. Generally therefore I think its fine. The only issue which I don't think has been picked up on is the fact that there is historic interest in the Institute for Animal Health itself, as a national research organisation, established about 80 years ago. I believe that prior to the demolition and redevelopment of the site, some level of recording should be undertaken, for both local and national archives, with a narrative of the Institute's development and functions. This could of course include local recollections.</p> <p>Para 3.41 Conservation Area discussion - 'Five of the six listed buildings in the village are found here' - there are 6 LBs in this part of Compton, ie what is contained within the settlement boundary but of course there are others like the church outside it, which might still be considered part of Compton 'village'. Perhaps could be clarified from the start that the village of Compton = local plan settlement boundary.</p> <p>In order for any redevelopment of the IAH site to make a significant contribution to the setting of the Compton Conservation Area (Para 3.42), I think it's essential that there is an existing Conservation Area Appraisal in place - has this been discussed in Planning as a priority CAA to be done?</p>	<p>Comments noted.</p> <p>Paragraph 3.41 should be amended to clarify the location of the listed buildings.</p> <p>Conservation Area Appraisals (CAA) are being carried out in accordance with the Council's programme of Conservation Area Reviews.</p>
<p>Education - WBC</p>	<p>Having reviewed the documents provided we have the following comments :</p> <p><i>Paragraph 3.5.4 – Transport.</i></p>	<p>Comments noted.</p> <p>This will be considered further at the planning application stage.</p>

Consultee	Comment	Proposed Council Response
	<p>To encourage families to walk to school safe walking routes will need to be provided.</p> <p><i>Paragraph 4.1 – SWOT analysis.</i> Ideally this will be identified as both an opportunity for the enhancement of education provision through enhanced and improved facilities as well as a threat, given the various school site constraints, and the limited ability to expand.</p> <p><i>Paragraph 5.4 - The document doesn't set out anticipated or preferred levels of housing.</i> The Infrastructure needs may be very different depending on the scale of development undertaken. Both the catchment schools are on constrained sites and have insufficient room for significant expansion. Modest expansion is possible but is likely to require existing accommodation to be rationalised – which will be costly.</p> <p><i>Paragraph 7.5 - The use of Section 106 prior to March 2014.</i> It is likely that any solution for education is likely to require a deviation from our published methodology due to the site constraints identified above. Whilst it is likely that a solution can be found we felt it important to flag this up, so that any plans for the site can be developed with this in mind. This is allowed for within Topic Paper 3.</p> <p><i>Paragraph 8.2 – Supporting statements required for a planning application.</i> Given the constraints and site issues identified above we would suggest that early dialogue with our service is essential. We would also suggest that some form of plan for education provision, agreed in advance with the Council, be submitted with the application.</p>	

Responses relating to the SA/SEA:

Consultee	Comment	Council Response
Member of the public	<p>Comment on the Sustainability Report</p> <p>The report does not go far enough in that it relates only to the IAH site and gives no predictions or insights on the effects of the development of the site to the downstream areas of the village. As such it does nothing to reduce the risk or extent of flooding in the village.</p> <p>Nothing is suggested to monitor the effectiveness of Flood Control measures and in case of a flood to assign responsibility for failure.</p>	<p>The SPD sets out a planning framework and a series of principles to guide any future redevelopment of the Institute for Animal Health site. Whilst the document takes into account the village context and character it would be beyond the scope of the SPD to provide recommendations for land outside the site.</p> <p>With regard to flooding, the National Planning Policy Framework (NPPF) states in paragraph 103, 'When determining planning applications, local authorities should ensure flood risk is not increased elsewhere ...'. The SPD sets out a range of flooding principles under Section 6 (F1 – F7), to ensure the issue of flood risk is managed effectively. These principles include taking a sequential approach to development on the site, the incorporation of SuDS within any proposal and the appropriate design of any future development. The role of the SPD is to supplement existing planning policies and sets out guidelines for any future redevelopment of the site. It is the responsibility of the applicant, once detailed proposals are known, to demonstrate through a Flood Risk Assessment (FRA) how any impact can be mitigated against.</p>
Thames Valley Police – Crime Prevention Design Advisor	<p>Regarding the Draft Sustainability Appraisal Report</p> <ol style="list-style-type: none"> Under Social & Economic Sustainability (page 6, table 1.1), I could not see designing out crime mentioned? In policy CC2 of the South East Plan which is quoted on page 42, it says about reducing CO2 emissions. Crime in England & Wales is estimated to create 12 million tonnes of CO2 	<p>Creating a safe and accessible environment is an implicit objective in planning positively for the site and it agreed that this objective could usefully be clarified in both the SA report and the SPD itself. Changes will be made to the Development Principles in the SPD and in Appendix 1 of the SA Report to reflect this.</p> <p>A Design and Access Statement will be required to be</p>

Consultee	Comment	Council Response
	<p>emissions – equivalent to 2% of the UK’s total CO2 output. Part 2 (physical security) of the Secured by Design (SBD) award scheme uses subtle security measures and national sustained research proves that Secured by Design housing developments suffer at least 50% less burglary, 25% less vehicle crime and 25% less criminal damage.</p> <p>I would therefore ask that for new dwellings on the site are required to achieve part 2 of the Secured by Design award. Reason: To make the development sustainable by reducing crime, reducing the carbon cost of crime and giving a measurable target for all dwellings to achieve part 2 of the Secured by Design award. (On page 38 of the report under ‘Sustainable Sustainable development’ it says about no measureable targets.)</p> <p>2. The report says about delivering ‘High Quality’ homes, both market and affordable (page 19 table 6.1 & page 21, table 6.2 & page 33 part E). Yet no standard for the housing is given. For the reasons given in my point 1 above, I would ask that for new dwellings on the site are required to achieve part 2 of the Secured by Design award. This would also be a measurable target for the development.</p> <p>3. The report says that the development is likely to have high levels of car ownership because of the location (pages 19/20, table 6.1). Car parking for residents can cause problems for developments if</p>	<p>submitted with any planning application for the site and this will need to demonstrate how proposals for the site address design considerations set out in Policy CS14 of the Core Strategy which states that development proposals will be expected to ‘create safe environments, addressing crime prevention and community safety’.</p> <p>With regard to parking the Council is currently working on new parking standards and guidance. All new development is expected to adhere to Manual for Streets parking principles.</p>

Consultee	Comment	Council Response
	<p>not well designed to reduce obstruction and prevent vehicle crime. I would ask that recent advice by Design Council CABE and the Home Office titled “Creating safe places to live through design”, regarding residential parking is taken into account in the Urban Design layout.</p> <p>Their “What did we learn” findings can be found at: http://www.designcouncil.org.uk/our-work/CABE/Localism-and-planning/Understanding-the-crime-experience-of-new-housing-schemes/</p> <p>Parking:</p> <ul style="list-style-type: none"> • The default use of rear parking courts as the main parking type, especially if large with multiple access points, should be challenged – they performed poorly for crime both of vehicle crime, assault and criminal damage in those case studies that relied upon them significantly. Also there was clear evidence of residents avoiding using particularly poorly designed courts and displaced parking causing problems elsewhere. If rear or side parking courts are used they should be small, close to owner’s dwellings, well overlooked by occupied rooms, not connected to foot paths, designed to the same quality as the “fronts” of the development and should not open rear access to many dwellings... • Specific attention should be made to where visitors are likely to park – visitors seem particularly unwilling to park in areas away from the public carriageway and will tend to park up on kerbs nearest the dwelling they are visiting. • Some schemes had garages in unusual locations 	

Consultee	Comment	Council Response
	<p>such as at the rear of properties accessed via side lanes or rear access. These appeared to have a high burglary risk so should be considered very carefully.</p> <ul style="list-style-type: none"> • Schemes where parking seemed to be working particularly well also tended to have strong management approaches to monitor and correct unofficial parking or misuse of provision. <p>Design Quality:</p> <ul style="list-style-type: none"> • Avoiding and eliminating weak points where crime and anti-social behaviour tends to end up, such as unoverlooked spaces adjacent to boundary fences, boundary treatment that fails to work with topography, dead ends to streets in odd corners of the site or poorly sited cycle storage. Stakeholders should challenge designers to explain every part of their development and how it will be used. <p>Specific elements that need extra design input are:</p> <ol style="list-style-type: none"> i. Corner properties – they are at greater risk of crime and need careful resolution to ensure they provide overlooking to both streets. ii. Avoiding situations that expose rear access to dwellings – all dwellings should be the right way around with a fronts and backs resolved properly for every dwelling. iii. Ensure the movement network passes to the front (or if necessary overlooked sides) dwellings rather than to the rear and is logical, fitting in with wider movement routes. <p>I hope the above comments are of use to you in your deliberations and will help the development achieve the aims of the National Planning Policy Framework (NPPF)</p>	

Consultee	Comment	Council Response
	<p>paragraphs:</p> <ul style="list-style-type: none"> • 17 – re high quality design • 58 – re function for the lifetime of the development as well as designing against crime and fear of crime. • 69 – re safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion <p>However, in the meantime, if you have any queries about crime prevention design in relation to the proposals then please feel free to contact me.</p>	
English Heritage	<p>We are disappointed that, although the protection and enhancement of the historic environment of Compton forms part of one of the objectives of the SPD and is one of the SEA Topics, it is not a sustainability objective in the SA. We are also surprised that the SA assesses only broad options for the Institute site, not the actual options for the development of the site. Accordingly, the development framework in the SPD is not assessed or underpinned by the SA.</p> <p>In Appendix 1, the Core Planning Principles in the National Planning Policy Framework include “Conserve heritage assets in a manner appropriate to their significance”. Section 12 of the Framework deals with the conservation and enhancement of the historic environment. These references should be noted in the Appendix. In Appendix 2, Baseline information, there should some information on the historic environment.</p>	<p>The protection and enhancement of the historic environment of Compton is included under the first SA Objective which goes on to say “...conserve and enhance the diversity and distinctiveness of the local landscape character.” This SA Objective covers a number of issues identified in table 6.1 of the SA, including the historic environment and landscape, biodiversity and geodiversity. 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. This is in accordance with Policy CS19 of the West Berkshire Core Strategy 2006-2026, and paragraphs 5.131 and 5.132 of the Core Strategy make this clear. The SA will be amended to clarify this in Table 6.2. In addition, Table 7.4 will be amended to emphasise the importance of the Conservation Area.</p> <p>The role of the SPD is to form a framework to supplement existing planning policies within the development plan and to guide any future redevelopment of the site. It is not therefore a masterplan and cannot look at more detailed development proposals for the site. The SA appraised 6 options as set out in table 7.3 and their evaluation is set out</p>

Consultee	Comment	Council Response
		<p>in Appendix 3. From this appraisal a preferred option was recommended. This preferred option was then taken forward and developed in to the draft SPD as set out from paragraph 7.37. The appraisal of the draft SPD, which includes the development framework, is set out in table 7.4. As a result, the SPD is supported by the SA. No change proposed.</p> <p>The proposed changes to Appendix 1 are agreed. Appendix 2 will be amended to incorporate details of the Conservation Area, Listed Buildings, the Historic Landscape Characterisation (HLC) and the Historic Environment Character Zoning (HECZ).</p>

Responses relating to the supporting documentation:

Consultee	Comment	Council Response
Member of the public	<p>Comments relating to Compton IAH Flood Risk Survey.</p> <p>The Capita Symonds report Compton IAH Flood Risk Survey which feeds into the SPD is a very interesting document as far as it goes. It acknowledges that it is not sufficiently sophisticated to make predictions and, whilst making reference to climate change is expected to increase the frequency of flooding, makes no specific conclusions or recommendations on how to deal with these issues on this sensitive site. More importantly nothing is mentioned about the recent phenomena of the forming of "super cell" rainstorms which exceed all previous records regarding storm frequency and intensity. These have been reported across the UK in recent years. Therefore it is likely that the</p>	<p>In 2012, in response to comments provided by the Environment Agency (EA), the Council commissioned Capita Symonds to carry out a Flood Risk Study for the Institute for Animal Health site. The purpose of the study is to provide a flood risk appraisal to inform the production of the SPD, to explore the existing flood risk to the site, in particular the complex link between fluvial flooding and groundwater levels and to make recommendations on flood risk management.</p> <p>Whilst the Flood Risk Study does factor in climate change into its appraisal, it was not within the scope of the study to consider the phenomenon of 'super cell' rainstorms.</p>

Consultee	Comment	Council Response
	<p>risk will be considerably higher over the next decades in both frequency and impact. An intense storm with associated flooding is highly likely to isolate the village and trap villagers by flooding along the 3 access roads. Compton has been lucky so far, unlike Thatcham.</p> <p>The Capita Symonds map showing areas of flooding understates the extent of the flooding experienced in Compton. The link between the High Street and the South-East entrance to Greens Yard has been totally flooded. This is intended to be a pedestrian access route once that development has been completed.</p> <p>Aside from my comments above, in my view the SDP is unacceptable as far as grappling with the potential for flooding is concerned. It makes no attempt to safeguard Compton against flooding. In fact Para 4.2.4 readily accepts the use of the High Street as a channel conveying water away from the site “without exceeding kerb height”. This is certainly not satisfactory for the residents of Cheap Street, High Street Cottage, or Compton Stores who were flooded and those further downstream.</p>	<p>The study can only report on the information available / recorded. Paragraph 4.2.4 is a statement describing what has been recorded about a historical flood event, not an endorsement.</p> <p>The SPD sets out a planning framework and a series of principles to guide any future redevelopment of the Institute site. Whilst the document takes into account the village context and character it would be beyond the scope of the SPD to provide recommendations for land outside the site.</p>
Environment Agency – Planning Liaison Officer	<p>We have reviewed the Flood Risk Study dated August 2012, which informs the supplementary planning document. We have the following comments to make.</p> <p>Executive Summary Paragraph 7. This requires further clarification showing how flood events (1 in 10 year) relate to ground water and if so, how this relates to fluvial flooding. The “ground water scheme” relates to the West Berks ground water scheme. This scheme is to provide flow in a drought scenario and should not be used as a flood defence</p>	<p>Comments noted.</p> <p>In 2012, in response to comments provided by the Environment Agency (EA), the Council commissioned Capita Symonds to carry out a Flood Risk Study for the Institute for Animal Health site. The purpose of the study is to provide a flood risk appraisal to inform the production of the SPD, to explore the existing flood risk to the site, in particular the complex link between fluvial flooding and groundwater levels and to make recommendations on flood risk management.</p>

Consultee	Comment	Council Response
	<p>scheme. The Environment Agency's responsibility only relates to maintenance of the pump as we have a legal agreement with Thames Water.</p> <p>4.5 Groundwater levels outline assessment 4.5.20 –The Environment Agency pumping scheme should be referred to as the West Berkshire Ground Water Scheme. We are not clear how the level of 103m relates to Flood Zone 2 or 3. 4.5.26 – The West Berkshire ground water scheme is intended to be used to alleviate drought conditions along the River Kennet. Through the design of this system, there was no allowance made for using the system for flood alleviation purposes and West Berkshire did not have consent for using the system in 2007. This should not be used as a mechanism for groundwater mitigation.</p> <p>Summary & Development Recommendations 6.1.2 – Any source of flooding needs to be validated with modelling. 6.1.6 – Bullet point 6 - Refer to the West Berkshire ground water system above. 6.2.1 – Bullet point1 – More vulnerable land use can be located above 103m AOD provided this is not in Flood Zone 3. 6.2.1 – Bullet point 3 – The existing runoff rate should be established and it should be demonstrated that runoff is not increased.</p> <p>6.2.1 – Bullet point 6 – Permits will be required for abstraction points on the site from the Environment Agency.</p>	<p>Clarification in relation to paragraph 7 of the Executive Summary is set out in detail within Section 4 of the study.</p> <p>Reference to the West Berkshire Ground Water Scheme will either be amended or removed within the SPD depending on the context.</p> <p>The recommendation within the SPD for more vulnerable uses above 103m AOD and less vulnerable uses below this contour line has been carried forward from the supporting documentation – Capita Symonds Flood Risk Study. Further to the comments received by the EA a meeting was held on 23 April 2013 between the EA and the Council to discuss their representation. As a result of this meeting the EA sent a letter updating their position – see Appendix D1. The updated comments supersede some of the original comments.</p> <p>Principle F4 of the SPD will be amended to ensure that as part of any planning application it should be demonstrated that the existing level of run-off from the site will not be increased.</p> <p>Comments on the Sequential Test noted.</p>

Consultee	Comment	Council Response
	<p>Flood Risk Sequential Test February 2013 Exception Test Paragraph 6.5 We reiterate that it is unclear how the level of 103m relates to Flood Zones 2 or 3. We cannot comment therefore on this approach.</p> <p>Paragraph 6.7: We would support the retention of the recreation area/cricket pitch area in Flood Zones 2 and 3 and its incorporation in any drainage scheme to reduce flood risk.</p>	

Late consultation responses:

The following consultation responses were received after the close of the specified consultation period. As this is a statutory consultation these comments have not been taken into account as part of this consultation.

Consultee	Comment
Member of the public	<p>I realise I have responded late, but I did attend the presentation evening in Compton and spoke to some planning officers there.</p> <p>My main comments about the proposals are as follows:</p> <p>I feel the proposed housing density is a little high compared with other established areas of the village.</p> <p>The site would be ideal to provide land for people who wish to self-build or build custom homes. The NPPF requires Local Authorities to assess and meet the needs of people wanting build their own homes, in line with local demand. I have not seen anything in this consolation or any other information from West Berkshire council covering this requirement. I'm sure many people would like to build their own homes if land could be found. The IAH site could be ideal.</p>
Vale of White Horse District Council	<p>We understand that the consultation on the Compton Institute for Animal Health Site draft SPD has now closed. Given the proximity of Compton to the A34, we also request that West Berkshire Council takes account of any likely impacts on the A34 when planning for the Compton Institute for Animal Health Site. This is particularly relevant given concerns about the accident rate at East Ilsley.</p>