

18th April 2023

23/00711/COND Institute For Animal Health, High Street, Compton, RG20 7NN - Application for approval of details reserved by condition 18 Part A (Contaminated Land) of approved 20/01336/OUTMAJ

23/00713/COND Institute For Animal Health, High Street, Compton, RG20 7NN - Application for approval of details reserved by Condition 21 (Ecological Mitigation and Enhancement Plan) of planning permission 20/01336/OUTMAJ

23/00716/COND Institute For Animal Health, High Street, Compton, RG20 7NN - Application for approval of details reserved by Condition 20 (Construction Environmental Management Plan) of planning permission 20/01336/OUTMAJ

23/00718/COND Institute For Animal Health, High Street, Compton, RG20 7NN - Application for approval of details reserved by Condition 19 (Construction Method Statement) of planning permission 20/01336/OUTMAJ

23/00719/COND Institute For Animal Health, High Street, Compton, RG20 7NN -Application for approval of details reserved by conditions 16 (Archaeological Supervision) and 17 (Building Recording) of planning permission 20/01336/OUTMAJ

Compton Parish Council has sought professional advice from Thrings LLP in order to formulate the below response to the above listed applications.

Compton Parish Council objects to all five applications listed above. Compton Parish Council does not consider this to be a full and open consultation due to the points below:

23/00711/COND Condition 18 Part A (Contaminated Land)

- The cover letter refers to a “remediation and earthwork strategy” submitted to discharge this condition, but this is not available on the portal.
- The Ground Report details the investigations and confirms the presence of a significant number of contaminants, in line with the expectations of the Geo Desk Study. Remediation is dealt with at a high level only. Details are apparently set out in the “remediation strategy” which has not been published. This should be made available and consulted on before a decision is made.

23/00713/COND Condition 21 (Ecological Mitigation and Enhancement Plan)

- The only thing provided is a cover letter. The detailed document is not available on the Council portal, and therefore cannot be subject to consultation. It is unclear if this information has actually been submitted and therefore whether the condition can be appropriately discharged at this time.

23/00716/COND Condition 20 (Construction Environmental Management Plan)

- This only seeks to deal with the remediation phase, not the construction phase, and therefore can only be a partial discharge – again, the condition does allow phased discharge.

- Conflicts with information provided under Condition 19 on site speed limits (5mph here, and 10 in the other document) and the Council should ask for the documents to be consistent.
- It contains a number of risk assessments which detail any issues arising should be dealt with in the remediation phase. These are largely generic in nature. West Berkshire Council needs to be satisfied that these details are sufficient given the history of the Site, before it can discharge these conditions. There is very little specific about contaminants and how these will be dealt with (likely because this is dealt with under condition 18) but consistent approaches are key.

23/00718/COND Condition 19 (Construction Method Statement)

- The nature of the works assessed is limited to the works to render the site suitable for use and demolition – not the construction phase but the condition does allow phased discharge.
- Anticipation of 20-40 people arriving in cars or vans – a “large car park” will be required. No external parking to be permitted.
- HDV access to be avoided between 8 and 9am and 2.30-3.30pm to avoid clashes with school
 - A “preferred haulage route” is identified
 - No restriction on the use of the preferred haulage route – other “non-preferred routes” could be used and no details of how school run peak time avoidance will be enforced and the Council should be asked to confirm how this will be restricted.

23/00719/COND Conditions 16 (Archaeological Supervision) and 17 (Building Recording)

- Only a covering letter has been provided which states that a written scheme of investigation has been approved by the County Archaeologist. That scheme is not provided on the Council portal and so cannot be subject to consultation. It is not clear that the scheme has actually be submitted to the Council as Local Planning Authority which is a requirement of the conditions attached to the permission.

Please note that further advice has been sought from Fowler Architecture and Planning and which should be taken into account with regards to these applications. This document is attached.

Compton Parish Council wishes to highlight that it has had to seek legal advice, at a cost to the council and therefore the residents of Compton, in relation to these applications and therefore stresses that it requires a response to this submission. The council should not be required to pay for legal advice to ensure that applications for this site contain the required information.

Please ensure that Compton Parish Council is consulted on all applications related to this site in future, including ones that seek to discharge conditions.