

PLANNING COMMITTEE

THE FOLLOWING ALTERATIONS AND AMENDMENTS HAVE BEEN
RECEIVED SINCE THE PLANNING OFFICER'S REPORT WAS
PRESENTED TO MEMBERS

Amendment Sheet

Planning Applications

Item 5 – P/00186/004 – Hatfield Road Car Park

1.0 Update on the Core Strategy:

- 1.1 The Core Strategy DPD, including its Saved Policies, formally expired in March 2026. While policies within it do not automatically become out-of-date by virtue of expiry, the weight to be afforded to them is a matter of planning judgment, having regard to their consistency with the National Planning Policy Framework (NPPF) and the extent to which they remain relevant.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission are determined in accordance with the development plan unless material considerations indicate otherwise. The NPPF (December 2024, as amended February 2025) is a material consideration in planning decisions, and planning policies and decisions must also reflect relevant international obligations and statutory requirements.

Notwithstanding the saved status of the development plan, the policies most important for determining this application are considered to be out-of-date for the purposes of paragraph 11 of the NPPF. Accordingly, this establishes the presumption in favour of sustainable development (often referred to as the 'tilted balance'), whereby planning permission should be granted unless:

the application of policies in the NPPF that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or
any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits when assessed against the policies of the NPPF as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

2.0 Additional Consultation Responses

- 2.1 Designing Out Crime Officer – on the amended scheme.

2.2 **Gating to Car Park**

It is noted that gates have now been added to the car park entrance. Providing the access controls to the gates are appropriate, these will mean that cars parked in the car park are more secure. However, the gates are only proposed to be 1m in height so will not prevent unauthorised entry on foot. This not only effects the car park, but also the private/communal courtyard which should not be accessible to non-residents. Either the proposed gates

(and fencing around the car park) should be replaced with higher (at least 1.8m) gate and fence, or access from the car park to the courtyard should be restricted by an additional 1.8m fence and pedestrian gate. The second option would be the most likely to prevent issues of tailgating.

Doors to Ground floor Bedrooms

It is noted that defensive species have been added to the planting mix which will generally improve the security of ground floor flats. However, it is noted that a number of ground floor flats have doors proposed to bedrooms. Doors will present an opportunity to force entry and therefore they will need to be appropriately secure (see Secured by Design Residential Guide) and access to them restricted. In addition, if doors must be in place, additional, small, high level opening windows (with restrictors, as necessary) should be in place so ground floor bedrooms can maintain and control ventilation securely.

Access and Security Strategy

It is noted that the applicant has accepted a condition requiring the submission of an Access and Security Strategy should planning permission be granted. Details submitted under the Access and Security Strategy should include the items set out in my previous response dated 24th December 2025.

- 2.3 Officer Note: Comments noted and the outstanding points are minor in nature and can be addressed through the requirements of recommended Condition 8 requiring a Secured by Design Gold Accreditation.
- 2.4 Third Party Letter
- 2.5 I would also like to re-emphasise my serious concerns regarding this proposal. The location of this former Council car park, adjacent to the busy Slough Job Centre and the busy eastern end of Slough High Street, significantly compounds the negative impacts of the proposed 104 new housing units. This development will contribute to increased parking congestion, greater risk of incidents of street crime due to a new proposed high density housing in the busiest area of Slough, breaches of parking restrictions, vehicle crime and potential parking conflict within the local community. Finally, I stress that this proposed development does not address the community's significant need for affordable and suitable housing, as required by Slough Council relevant regulations and guidelines.
- 2.6 Officer note: The comments are reiterating previously made objections which are addressed in the report. No further comments to make.
- 3.1 Additional Information
- 3.1 Since the publication of the report an amended daylight/sunlight assessment has been submitted that reviews all windows in the proposed development.
- 3.2 The report concludes that 85% of windows achieve the recommended levels of daylight which is opined that this is a high overall level for a central urban scheme.

- 3.3 The assessment highlights that a selection of windows that outlooks towards an atrium style area will achieve significantly low levels of light and also have a circumstance of poor outlook from within. These affected rooms all serve bedrooms where some flexibility can be exercised in respect of considering natural light which aids the scheme as this arrangement would be wholly unacceptable for principal living areas. Nevertheless, the poor level of light is considered to be an adverse impact on the scheme and will require weighting in the overall planning balance.
- 3.4 Daylight and sunlight assessments are made using methodology and criteria provided by Building Research Establishment's (BRE) guidance 'Site layout planning for daylight and sunlight: A guide to good practice' (BRE 209 3rd edition, 2022), which in turn references the British Standard BS EN17037:2018 'Daylight in buildings'. It is important to note that these are guidelines, as suggested by the title, and not a 'hard and fast' rule. It is understood that schemes are not expected to provide 100% compliance to the guidelines and caselaw within the Borough has allowed proposals where there are deficiencies that has concerned the Council in the past.
- 3.5 The deficient windows identified in the assessment are not ideal however, as stated, serve bedrooms. Some flexibility can be given in urban areas which are encouraged to have a higher density of development and it is acknowledged that the vast majority of windows met and exceed the guideline levels of light. The substandard windows are considered to result in an adverse impact to amenity but it is considered to be at the lower end of scale when considering the overall impact on the development.
- 4.0 Revised Planning Balance (Replacement of paragraphs 25.4 and 25.5)
- 4.1 In light of the identified impact above, it is necessary to rebalance the impacts and benefits of the development which will be a replacement for paragraphs 25.4 and 25.5 of the published report.
- 4.2 25.4 In the application of the appropriate balance, it is considered that there are significant benefits from the following:
- The provision of 84 residential units in a highly sustainable location should be given significant weight as the development would make a positive contribution to the supply of housing in the Borough and would be located in a sustainable location.
 - The proposed housing mix does not align to the identified need within the SHMA. The location of the site is suited for higher density residential use and it is noted that over 50% of the scheme provides 2 bed units and the scheme includes 4no 3-bed units as well. This is a mix that can be afforded moderate positive weight.
 - Significant positive weight can be given to the provision of affordable units and other infrastructure contributions as part of the scheme. The proposal provides policy compliant affordable housing which includes the larger 3-bed units.

- The provision of 26no parking spaces can be considered a benefit that is afforded moderate weight as the site is located in the Town Centre where parking policy allows for zero parking as standard.
- Provision of landscaping that amounts to a 10% net gain in biodiversity ensures BNG requirements are met and this can be regarded as a benefit.

There is an adverse impact identified through a number of windows in the development having a substandard level of natural light, totalling 15% of the windows in the scheme. This is an adverse impact that should be afforded moderate negative weight.

25.5 In applying the planning balance, the adverse impact identified to the amenity of occupiers of the development is not considered to outweigh the identified benefits of the proposal and the scheme can be regarded as sustainable development in planning terms and, in accordance with paragraph 11 of the NPPF, is recommended for approval.

5.0 Amended Conditions

5.1 The following changes are proposed

12. Plant and Equipment

Prior to first occupation of the development hereby approved, details of the substation and plant noise emissions that consider cumulative noise rating levels from fixed mechanical plant shall be submitted to the Local Planning Authority for approval in writing. The installation of any plant and machinery shall be carried out in accordance with the approved details prior to any occupation of the development, and such details shall be permanently retained thereafter.

REASON In the interest of the living conditions of receptors within the development, to reduce noise pollution and to ensure the satisfactory ventilation of rooms when windows are closed, to comply with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 - 2026, Development Plan Document, December 2008 and the National Planning Policy Framework 2024.

15. Cycle parking

No unit hereby approved shall be occupied until the cycle store that serves that unit has been set out and constructed in accordance with the approved details and that area shall not thereafter be used for any other purpose.

REASON: To ensure that adequate and convenient cycle storage is provided to accord with Local Plan standards.

16. Bin storage

No unit hereby approved shall be occupied until the bin storage areas that serve that unit have been implemented in accordance with the approved plans. The bin storage shall be provided in accordance with these plans prior to the occupation of the development and shall be retained at all times in the future for this purpose.

REASON: To ensure that adequate refuse storage is provided to serve the development.

18. Drainage Maintenance

No development above slab level shall take place until a detailed scheme for the ownership and maintenance for every element of the surface water drainage system proposed on the site has been submitted to and approved in writing by the Local Planning Authority and the maintenance plan shall be carried out in full thereafter.

Details are required of which organisation or body will be the main maintaining body where the area is multifunctional (e.g., open space play areas containing SuDS) with evidence that the organisation/body has agreed to such adoption.

The scheme shall include, a maintenance schedule setting out which assets need to be maintained, at what intervals and what method is to be used.

A site plan including access points, maintenance access easements and outfalls. Maintenance operational areas to be identified and shown on the plans, to ensure there is room to gain access to the asset, maintain it with appropriate plant and then handle any arisings generated from the site. Details of expected design life of all assets with a schedule of when replacement assets may be required.

REASON: To ensure the future maintenance of drainage systems associated with the development, in accordance with Core Policy 8 of the Slough Local Development Framework, Core Strategy 2006-2026, Development Plan Document, December 2008.

24. Thames Water - Water

No development aside from demolition shall take place until a Source Protection Strategy detailing, how the developer intends to ensure the water abstraction source is not detrimentally affected by the proposed development both during and after its construction has been submitted to and approved by, the local planning authority in consultation with the water undertaker. The development shall be constructed in line with the recommendations of the strategy.

REASON To ensure that the water resource is not detrimentally affected by the development.

THERE IS NO CHANGE TO THE RECOMMENDATION