

Registration Date: 29 July 2024                      Application No: P/03977/028  
Officer: Nyra John                                      Ward: Cippenham Village  
Applicant: Miss Leona Taylor,                      Application Type: Major (Outline)  
                    The Westgate                                      13 Week Date: 28 October 2024  
                    School  
Agent: Mr. Michael Dempsey, FORDESA (C/O Primrose Projects)  
Location: The Westgate School, Cippenham Lane, Slough, SL1 5AH  
Proposal: Outline planning permission with some matters reserved for a new single storey sports hall and examination centre 11.5m in height, together with two storey block 7.8m in height containing 3 no. 20 seat exam rooms, 8 no. SEN rooms and ancillary accommodation to exam board requirements and welfare provisions.

**Recommendation:** Delegate to the Planning Manager for Approval.



## **1 SUMMARY OF RECOMMENDATION**

- 1.1 This application has been referred to the Planning Committee for consideration as the application is for a major development.
- 1.2 Having considered the relevant policies set out below, and comments that have been received from consultees, and all other relevant material considerations, it is recommended the application be delegated to the Planning Manager:
- 1) For approval subject to:
    - (i) The satisfactory completion of a Section 106 Agreement to secure highway contributions towards Traffic Regulation Order of £6,000 for the implementation of improved parking restrictions around Westgate School to mitigate any parking overspill from the proposed community use;
    - (ii) Finalising conditions and agreeing pre-commencement conditions;
    - (iii) Any other minor changes.
- OR
- 2) Refuse the application if a satisfactory section 106 Agreement is not completed by 29 July 2025, unless otherwise agreed by the Planning Manager in consultation with the Chair of the Planning Committee.
- 1.3 Under the current constitution, this application is to be determined at Planning Committee, as it is an application for major development.

## **PART A: BACKGROUND**

### **2 Site and Surroundings**

- 2.1 The site itself, within the red line boundary of where the development works are proposed relates to a concrete, sealed surface used as a netball pitches.
- 2.2 The wider site relates to The Westgate School, which lies to the north of Cippenham Lane. The wider site includes a number of structures and playing fields, including a one storey hall associated with Berkshire Army Cadet force. There is a former caretaker's house, which is under construction for additional Special Education Needs and Disabilities (SEND) classrooms and a teaching/ dining hall, which was approved 23<sup>rd</sup> April 2024 (Ref: P/20419/001).
- 2.3 The site itself does not lie in a Conservation Area or high-risk flood zone. There is a watercourse which runs along the east of the wider site under the playing fields.

- 2.4 The Public Open Space at Richard's Way lies directly to the south of Westgate School. In addition, to the south of the school is a block of flats, Cippenham Court and to the east are two Grade II Listed 17<sup>th</sup> Century buildings; The Long Barn and The Old Barn.
- 2.5 Directly to the west of the wider site are residential properties at Egremont Gardens and Fotheringay Gardens and directly to the east of the site are residential properties at Cippenham Lane and Oakfield Avenue.
- 2.6 To the north of the site is Bath Road, which has a mixture of uses including Data Centres, a Gurdwara, hotel and commercial units.
- 2.7 Site photos were taken 31<sup>st</sup> July 2024, the below image demonstrate a view from the east boundary of the red line of the site, looking west.



### **3 The Proposal**

- 3.1 The proposal is outline planning permission with some matters reserved, including layout, external materials, scale, appearance and landscaping. This includes a new single storey main hall examination centre 11.5m in height with a pitched roof which would be adaptable as sport and community use. The examination hall could provide upto 320 seats. The double court hall would be Sport England compliant.
- 3.2 The building would also have a two storey block 7.8m in height with a flat roof and fenestration to the front and side elevations containing 3 no. 20

seat language rooms, 8 no. SEND rooms and ancillary accommodation to exam board requirements and welfare provisions.

- 3.3 The massing of the building would be relatively large, at 48m long x 36m deep = total 1,728sqm.

#### **4 Planning History**

- 4.1 The planning history for the site is presented below:

##### **159, Cippenham Lane, Slough, SL1 5AH (Former Caretaker's House)**

P/20419/003

159, Cippenham Lane, Slough, SL1 5AH

Submission of details pursuant to condition 7 (Landscaping), 8 (Lighting), 9 (Surface Water Drainage) of planning permission P/20419/001 dated 23/04/2024

Approved 22/07/2024

P/20419/002

159, Cippenham Lane, Slough, SL1 5AH

Submission of details pursuant to condition 3 (Materials), 5 (Construction Management Plan), 6 (Written Scheme of Investigation) of planning permission P/20419/001 dated 23/04/2024

Approved 28/06/2024

P/20419/001

159, Cippenham Lane, Slough, SL1 5AH

Redevelopment and change of use of the site to provide six classrooms of varying sizes designed for small groups or one-to-one teaching with a separate overseers office and a larger teaching/dining hall with office space and W/C's. Approved 23/04/2024

P/20419/000

159, Cippenham Lane, Slough, SL1 5AH

Prior notification for the demolition of existing dilapidated small mid-century 3 bedroom detached dwelling

Prior Approval; Granted/ Informatives 15/02/2024

##### **The Westgate School, Cippenham Lane, Slough, SL1 5AH (The Westgate School Applicant)**

P/03977/029

Prior notification for the demolition of existing hall, dance studio, gym, drama room, stage and dining hall

Prior Approval Granted; Informatives 16/12/2024

P/03977/027

Replacement of windows and doors to integral block within the school and removal and replacement of cladding, facias & soffits.

Approved with Conditions; Informatives 22/11/2021

P/03977/026

Variation of condition 13 (access and parking) of planning permission S/00736/000 dated 2nd May 2017 for the construction of a two storey extension to the school and erection of a new 2 storey classroom block to create a 8FE secondary school with associated works to allow completion of the access roads, footpath, vehicular parking, turning provision and other highway changes no later than 6 months after first occupation.

Approved with Conditions; Informatives 12/11/2018

P/03977/025

Erection of two storey infill extension

Approved with Conditions; Informatives 09/06/2011

P/03977/024

Erection of two storey extension to provide new sports hall, changing rooms, classrooms and administration office. the works include a temporary construction compound

Approved with Conditions; Informatives 15/06/2010

P/03977/023

Installation of 2 no. portacabins for teaching purposes

Approved with Conditions; Informatives 17/09/2009

P/03977/022

Demolition of existing single storey technology block and the construction of a two storey teaching block, with 2 no. additional parking spaces.

Approved with Conditions; Informatives 28/07/2009

P/03977/021

Installation of a total 3 no. new windows into 2 external faces of an existing classroom building

Approved with Conditions; Informatives 01/10/2008

P/03977/020

Partial demolition of old school and erection of a two storey extension

Approved with Conditions; Informatives 21/07/2004

P/03977/019

Erection of temporary buildings to provide staff room and library

Approved (Limited Period Permission) 06/08/2003

P/03977/018

Erection of a single storey flat roof extension to sports hall to provide changing facilities, physiotherapy room, staffroom and caretakers workshop / store

Approved with Conditions; Informatives 03/04/2003

P/03977/017

Erection of a two storey extension to provide lift  
Approved with Conditions 29/11/2002

P/03977/016

Certificate of lawful development for the replacement of existing windows and cladding with new aluminium windows and laminated panels to existing teaching block  
Approved Grant CLU/D 24/05/2002

P/03977/015

Extension to existing technology building to form new classroom  
Approved with Conditions 07/12/2001

P/03977/014

Proposed alterations to front car-parking layout  
Approved with Conditions 24/07/2001

P/03977/013

Erection of a drama building with a flat roof  
Approved with Conditions 13/11/2000

P/03977/012

Replacement of existing telcoms mast  
Approved Unconditional 10/08/2000

P/03977/011

Retention of temporary classroom block for duration of construction of permanent classrooms  
Approved with Conditions 11/09/1996

P/03977/010

Erection of additional class rooms entrance & car park alterations (amended plans received 23.08.96)  
Approved with Conditions 11/09/1996

P/03977/009

Erection of building for table tennis centre (amended plans received 090695)  
Approved with Conditions 22-Aug-1995  
Appeal Granted (Conditions Removed) 31/07/1996

P/03977/008

Refurbishment of existing entrance including extended lobby and canopy  
Approved with Conditions 19/12/1994

P/03977/007

Erection of 5no temporary classrooms  
Observation 26/06/1990

P/03977/006  
Erection of two-storey and single storey extension to craft block administrative and changing accommodation  
No Observations 31/01/1983

P/03977/005  
Resisting of three existing temporary classroom buildings  
Approved with Conditions 24/08/1982

P/03977/004  
Erection of temporary classrooms  
Approved with Conditions 09/08/1979

P/03977/003  
Woodwork shop extension  
Approved with Conditions 27/01/1978

P/03977/002  
Erection of 6 relocatable school classrooms and two lavatory units  
Approved with Conditions 08/08/1977

P/03977/001  
Relocatable school classroom  
Approved with Conditions 30/06/1976

P/03977/000  
Relocatable school classroom  
Approved with Conditions 21/05/1975

**The Westgate School, Cippenham Lane, Slough, SL1 5AH (Slough Borough Council Applicant)**

S/00736/003  
Submission of details pursuant to condition 3 (external materials) & 4 (paving materials) of planning permission S/00736/000 02/05/2017  
Conditions Complied With; Informatives 08-Nov-2017

S/00736/002  
Submission of details pursuant to condition 10 (bin store) of planning permission S/00736/000 dated 15/12/2016  
Conditions Complied With; Informatives 08-Nov-2017

S/00736/001  
Submission of details pursuant to condition 5 (archaeological works), 8 (Working Method Statement) and 9 (pollution) of planning permission S/00736/000 dated 02/05/2017  
Conditions Complied With; Informatives 01-Aug-2017

S/00736/000  
Construction of a two storey extension to the school and erection of a new 2 storey classroom block to create a 8FE secondary school along with the refurbishment to existing

buildings, provision of new car and cycle parking spaces, creation of new pedestrian entrance and associated landscaping.

Approved with Conditions; Informatives

02-May-2017

## **5 Consultations**

- 5.1 Due to the development being a major application, in accordance with Article 15 of The Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended), a neighbour notification was undertaken through 5 site notices which were placed on 31/07/2024 at Cippenham Lane, Bath Road, Oakfield Avenue and Egremont Gardens. No representations were received during the consultation period. A press notice was issued in the Slough Express on 02/08/2024 and no representations were received following the press notice during the consultation period.

### **Thames Water**

- 5.2 Comments received 16/08/2024:

#### Waste Comments

Thames Water would advise that with regard to FOUL WATER sewerage network infrastructure capacity, we would not have any objection to the above planning application, based on the information provided.

The application indicates that SURFACE WATER will NOT be discharged to the public network and as such Thames Water has no objection, however approval should be sought from the Lead Local Flood Authority. Should the applicant subsequently seek a connection to discharge surface water into the public network in the future then we would consider this to be a material change to the proposal, which would require an amendment to the application at which point we would need to review our position.

#### Water Comments

On the basis of information provided, Thames Water would advise that with regard to water network infrastructure capacity, we would not have any objection to the above planning application. Thames Water recommend the following informative be attached to this planning permission. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.



## **Lead Local Flooding Authority**

5.3 Comments received 24/08/2024:

We would advise that there is sufficient information available to comment on the acceptability of the proposed surface water drainage scheme for the proposed development.

We consider that if the following planning conditions are included as set out below, the impacts of surface water drainage will have been adequately addressed at this stage. Without these conditions, the proposed development on this site may pose an unacceptable risk of flooding.

- A compliance report to demonstrate how the scheme complies with the “Local Standards and Guidance for Surface Water Drainage on Major Development in Slough”.
- Full drainage calculations for all events up to and including the 1 in 100 year plus 40% climate change;
- A Flood Exceedance Conveyance Plan;
- Comprehensive infiltration testing across the site to BRE DG 365 (if applicable)
- Detailed design drainage layout drawings of the SuDS proposals including cross-section details;
- Detailed maintenance management plan in accordance with Section 32 of CIRIA C753 including maintenance schedules for each drainage element, and;
- Details of how water quality will be managed during construction and post development in perpetuity;
- Confirmation of any outfall details.
- Consent for any connections into third party drainage systems

### **SuDS As Built and Maintenance Details**

Prior to first occupation, a record of the installed SuDS and site wide drainage scheme shall be submitted to and approved in writing by the Local Planning Authority for deposit with the Lead Local Flood Authority Asset Register. The details shall include:

- (a) As built plans in both .pdf and .shp file format;
- (b) Photographs to document each key stage of the drainage system when installed on site;
- (c) Photographs to document the completed installation of the drainage structures on site;
- (d) The name and contact details of any appointed management company information.

Reason: To ensure that the principles of sustainable drainage are incorporated into this proposal.

### **Overcoming our concerns**

Our concerns can be overcome by submitting surface water drainage information which covers the deficiencies highlighted above.

We ask to be re-consulted on this requested surface water drainage information. We will provide you with bespoke comments within 21 days of receiving a formal re-consultation. We cannot support the application until adequate surface water drainage information has been submitted.

## Sports England

### 5.4 Comments received 11/08/2024:

#### Sport England – statutory consultee role and policy

We understand that you have consulted us as a statutory consultee in line with the above Order. Therefore, we have considered the application in light of the National Planning Policy Framework (NPPF), in particular paragraph 103, and Sport England's Playing Fields Policy, which is presented within our 'Playing Fields Policy and Guidance Document': [www.sportengland.org/playingfieldspolicy](http://www.sportengland.org/playingfieldspolicy) Sport England's policy is to oppose the granting of planning permission for any development which would lead to the loss of, or prejudice the use of:

- all or any part of a playing field, or
- land which has been used as a playing field land remains undeveloped, or
- land allocated for use as a playing field unless, in the judgement of Sport England the development as a whole meets with one or more of five specific exceptions. The exceptions are provided in the Annex to this response.

#### The proposal and impact on playing field

The proposal is for a building which will double up as a sports hall and exam hall, and have a block attached for exam rooms and SEN rooms. This will result in the loss of 2 multi-use games areas, one comprising of two tennis courts and one with a hockey area. Because of the proximity of the playing field, Sport England considers this to be a statutory application.

#### Assessment against Sport England's Playing Fields Policy and NPPF

The drawings are of a poor quality (too small to read and they lose clarity when zoomed in to read) and lack dimensions both horizontal and vertical. There are columns should at first floor on drawing 24-005 - FDA - A - 20 – 010 rev 01, but are omitted from the ground floor. These columns will of course be on the proposed sports hall layout but could cause health and safety issues. The storage is inadequate it should be 12.5% of the floor area. One of the stores is for the tables and chairs and the other stores are to be used in connection with the exams. There is no storage for sports equipment for the school or the local community. The SEN and other exams rooms do not meet one of the exceptions in paragraph 103 of the NPPF.

#### Sport England's position

Given the above, Sport England raises a statutory objection to the application because it is not considered to accord with any of the exceptions to our Playing Fields Policy or paragraph 103 of the NPPF. Potential to overcome the statutory objection Our objection would be overcome if the applicants provided a dimensioned set of drawings showing the sports hall met the appropriate dimensions for sport. Main points for consideration are:

- The distance between the columns and over all clear height. This should be from FFL to the spring of the structural roof beams and mechanical and electrical plant suspended from the roof structure;
- There would also need to be adequate storage for both school and community sports equipment.
- The toilet provision does look light for a sports hall.

It would be nice to understand the floor surface, what sports are to be played in the sports hall and what the heating and ventilation strategy is, along with the environmental sustainability strategy. An explanation on the changing for the sports hall would be helpful We would be happy to meet with the applicants to discuss our concerns.

#### Determining the application

Should the local planning authority be minded to approve this application contrary to Sport England's statutory objection, then the Town and Country Planning (Consultation) (England) Direction 2021 requires the application to be referred to the Secretary of State, via the National Planning Casework Unit. If this application is to be presented to a Planning Committee, we would like to be notified in advance of the publication of any committee agendas, report(s) and committee date(s).

#### 5.5

##### Additional comments received 23/08/2024:

Following our positive meeting with the applicants this morning, we note that we have both received a revised design and access statement at 16:05 this afternoon. In this statement the applicants have clarified that the one of the MUGAs is in fact a playground, therefore there is not a net loss of sports facilities. We note the intention of the school to open the new sports hall up to the community use which we welcome, and we also note through discussions this morning that the school has storage facilities and changing facilities for the sports hall in an adjacent building. The sports hall would benefit from having storage facilities which are accessible directly off it, and we note on the sketch on page 3 of the D and A shows a location for additional storage should funds become available to address this. There is a benefit having the netball courts covered in which will enhance the students' experience of playing netball and sports. It is Sport England's opinion, that subject to a formal community use the proposal would meet our planning policy exception E5.

The absence of an objection is subject to the following condition should the local planning authority (LPA) resolve to approve the application:

Within 3 months of practical completion, a community use agreement prepared in consultation with Sport England has been submitted to and approved in writing by the Local Planning Authority, and a copy of the completed approved agreement has been provided to the Local Planning Authority. The agreement shall apply to the sports facilities on site, including changing accommodation and car parking and include details of pricing policy, hours of use, access by non-educational establishment users, management responsibilities and a mechanism for review. The development shall not be used otherwise than in strict compliance with the approved agreement." Reason: To secure well managed safe

community access to the sports facility, to ensure sufficient benefit to the development of sport and to accord with Development Plan Policy.

## **Highways and Transport - Local Highway Authority (LHA)**

- 5.6 Comments received 12/09/2024 \*Officers note that reference to Use Class D1 has since been replaced by Class E and Class F by the last update of the Town and Country Planning (Use Classes) Order 187 (as amended 1<sup>st</sup> September 2020)\*:

The LHA would require the submission of more Transport information in order to assess the possible impacts of planning application no. P/03977/028 and determine whether the application complies with the NPPF, Slough Local Plan and the Slough Core Strategy. It has not been suitably demonstrated that there will be no parking overspill onto the surrounding roads.

The applicant should submit a Transport Assessment (TA) which considers the possible trip generation of the application and parking supply for the site. The Slough Developer's Guide requires that a TA and Travel Plan is submitted where planning applications are submitted for Assembly and Leisure Use\* greater than 1,500sq.m and for applications where D1 Non-residential use such as education and training centres, places of worship are proposed.

\*Incl. dance and concert halls, sports halls, swimming baths, skating rinks, bingo halls and indoor/outdoor sports and leisure uses not involving

### Trip Generation

The LHA require that a forecast of vehicular trip generation is provided within the TA. The TA should provide trip generation forecasts for each of the different proposed community uses based on survey data of similar uses. The TA should detail where any of these uses overlap; and if so the combined trip generation expected from overlapping community uses proposed on site.

### Car Parking

The LHA require the TS to include the following information relating to car parking:

- The TS should include a car parking plan with each space numbered. The Design and Access Statement states there are '100 spaces indicated on the attached plan...the school has the potential for 180 car parking spaces' but does not provide a plan showing all of these 180 car parking spaces.
- A survey of existing activities and associated car parking demand at the school.
- Forecast parking demand associated with the proposed uses at the school.
- Analysis of parking availability for the proposed uses (once existing parking demand is accounted for) and whether the remaining spaces comply with Slough's Parking Standards for Community Uses.

The LHA are concerned that the proposed weekend 'Community Use' of the building is too broad a land use and could facilitate bookings for both local sports clubs or D1 Religious Use and this would cause parking overspill onto the surrounding roads; given parking on site would not meet the parking standards for the additional floorspace (if D1 religious use were proposed). Nearby roads such as Cippenham Lane, Lower Cippenham Lane, Bentley Road and Bramber Court would be sensitive to additional car parking stress if there was a parking shortfall on site.

The LHA therefore request a planning condition that D1 Religious Use is not permitted on site.

5.7 Additional comments received 16/12/2024 further to a Transport Assessment provided:

The LHA have no objection to the proposals for a new examination hall. A Transport Statement produced by Scott, White and Hookins has been submitted in support of the planning application.

### **Contaminated Land**

5.8 Comments received 27/09/2024:

There are no potentially contaminative historical uses associated with the site; however, the site is adjacent to some priority sites. Thus, it is recommended that a Watching Brief is kept for the duration of the development, and anything of note to be reported back to the Local Planning Authority. Based on the above, I recommend a Watching Brief condition to be placed on the Decision Notice.

### **Environmental Protection**

5.9 Comments received 04/11/2024 that no objection is raised.

### **Education**

5.10 Comments received 04/11/2024:

We welcome capital investment in our schools and are supportive of the project as it addresses a number of issues for the school.

## **PART B: PLANNING APPRAISAL**

### **6 Policy Background**

6.1 Slough Local Development Plan and the National Planning Policy Framework (NPPF)

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. Annex 1 to the National Planning Policy Framework advises that due weight should be given to relevant policies in existing plans according to their degree of consistency with the Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given). The current version of the National Planning Policy Framework (NPPF) was published in December 2024.

Significant weight should be attached to the policies and guidance contained within the NPPF particularly where the policies and guidance within the Development Plan are out-of-date or silent on a particular matter. Relevant paragraphs of the NPPF are outlined below. However, before doing so officers first identify the relevant policies in the Development Plan which is the starting point of an assessment of the application consistent with the statutory test in section 38(6) as above. The weight to be attached to the key Development Plan policies, and an assessment of the proposal against them, is set out within this report.

6.2 National Planning Policy Framework (December 2024) and National Planning Policy Guidance:

Section 2: Achieving sustainable development  
Section 4: Decision-making  
Section 8: Promoting healthy communities  
Section 9: Promoting sustainable transport  
Section 11: Making effective use of land  
Section 12: Achieving well-designed places  
Section 14: Meeting the challenge of climate change, flooding and coastal change

6.3 The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008

- Core Policy 1 - Spatial Vision and Strategic Objectives for Slough
- Core Policy 5- Employment
- Core Policy 7 – Transport
- Core Policy 8- Sustainability and the Environment
- Core Policy 9 – Natural and Built Environment
- Core Policy 10 - Infrastructure
- Core Policy 12 - Community Safety

6.4 The Adopted Local Plan for Slough 2004 (Saved Policies)

- EN1 - Standard of Design
- EN3 - Landscaping Requirements

- EN5 - Design and Crime
- OSC2 - Protection of School Playing Fields
- T2 - Parking Restraint
- T8 – Cycle Network and Facilities
- T9 – Bus Network and Facilities

#### 6.5 Other Relevant Documents/Guidance

- Slough Borough Council Developer's Guide Parts 1-4 2010
- Slough Local Development Framework Proposals Map (2010)
- Noise Guidance BS8233 (Residential Noise) and BS4142 (Industrial and Commercial Noise)
- [Planning \(Listed Buildings and Conservation Areas\) Act 1990](#)

#### 6.6 Emerging Local Plan Policy – The Proposed Spatial Strategy (Nov 2020)

The Draft Centre of Slough Regeneration Framework (Aug 2020) was presented to Members at the Planning Committee meeting of 9 September 2020 and was subsequently determined to be adopted as an evidence document for the forthcoming Slough Local Plan. Under Regulation 18, the Proposed Spatial Strategy for the Local Plan for Slough was the subject of public consultation in November 2020.

This sets out a vision and objectives along with proposals for what the pattern, scale and quality of development will be in Slough. The consultation document contained a revised Local Plan Vision which supports the Council's vision for Slough as a place where people want to "work, rest, play and stay." The Spatial Strategy involves making sufficient provision to meet housing, employment and other needs whilst at the same time conserving the natural, built and historic environment.

It should be noted that the consultation document for the Proposed Spatial Strategy does not contain any specific planning policies or allocate any sites. It made it clear that the existing planning policy framework for Slough would remain in force until replaced by new Local Plan policies in the future. Nevertheless, it sets out the most up to date statement of the Council's position with regards to strategic planning issues. Therefore the documents holds little weight as it currently stands, and the material weight of policies would strengthen the closer the Local Plan is to adoption. It can be used to inform planning decisions but does not have the weight of planning policy.

#### 6.7 Equality Act

In addition, Section 149 of the Equality Act (2010) which sets a Public Sector Equality Duty (PSED) came into force in April 2011 and requires the Council to consider the equality impacts on all protected groups when exercising its functions. In the case of planning, equalities considerations are factored into the planning process at various stages. The first stage relates to the adoption of planning policies (national,

strategic and local) and any relevant supplementary guidance. In coming to a recommendation, officers have considered the equalities impacts on protected groups in the context of the development proposals as set out below in this report.

### **Planning Considerations**

6.8 The Planning Assessment will cover the following elements:

- Principle of Development
- Design and Impact on Streetscene
- Highways and Transport
- Impact on Residential Amenity – Daylight/ Sunlight/ Privacy
- Crime Prevention
- Flood Risk and Drainage
- Sustainability and Energy
- Ecology, Landscaping and Trees
- Land Contamination
- Equalities Considerations

#### **Principle of Development**

6.9 Paragraph 100 of the NPPF 2024 states:

“It is important that a sufficient choice of early years, school and post-16 places are available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:

- a) give great weight to the need to create, expand or alter early years, schools and post-16 facilities through the preparation of plans and decisions on applications; and
- b) work with early years, school and post-16 promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submitted.”

6.10 Paragraph 104 of the NPPF 2024 states that:

“Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

- a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
- b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or



- c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.”

6.11 Core Policy 6 of the Slough Local Development Framework, Core Strategy 2006-2026 supports the provision of community facilities including education uses.

6.12 Supplementary text to Core Policy 5 identifies that there is a need to better education and training in order to equip the resident work force with the skills necessary to gain access to the new knowledge-based jobs that will be created in Slough. Furthermore, it is recognised that uses such as education are an important source of jobs. As a result, education is classed as “employment” for the purposes of Core Policy 5.

6.13 It is important to avoid any loss of public or private open space within the borough, including school playing fields. This is detailed in Policy OSC2 (Protection of School Playing Fields) of the Local Plan (2004).

Development upon school playing fields will not be permitted unless:

- a) the development is ancillary to the use of the site as a school playing field and the scale of the development and intensity of use is appropriate to the location;
- b) the use of the playing fields can be retained and enhanced by development on a small part of the field as long as the quality and quantity of pitch provision and the ability to make use of the pitches are not prejudiced; or
- c) the playing field lost to development is replaced by new provision which is at least comparable in terms of size, facilities and amenity, and is located immediately adjacent to the school

6.14 Sport England Playing Fields Policy and Guidance (August 2018) states that:

“Sport England will oppose the granting of planning permission for any development which would lead to the loss of, or would prejudice the use of:

- all or any part of a playing field, or
- land which has been used as a playing field and remains undeveloped,  
or
- land allocated for use as a playing field

unless, in the judgement of Sport England, the development as a whole meets with one or more of five specific exceptions.”

6.15 The proposal involves a standalone Examination Centre for regular assessment for all years throughout the school. The applicants have stated that this cannot be scheduled within the current building assets. It was noted

from a site visit that large parts of the school have been sectioned off with no access for pupils/ staff as they are deemed unsafe and unsuitable for use. A notification for demolition for a large part of the existing school buildings has been approved (see site history as above Ref. P/03977/029).

- 6.16 (The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 (SI 2020 No.757) were introduced by the government on 20 July, and take effect on 1 September 2020) which subdivides the previous use class D1 (Non-Residential Institutions) to use class F1 (Learning and Non-Residential Institutions) and use class E (Commercial). The use of the proposed buildings as education Use Class F1(a) (Education) is established and so the principle of development in this area for further educational buildings is acceptable.
- 6.17 The proposal also includes the provision of the facility for community sports. The proposals will provide opportunities to host a range of group sports, ball, racket and net games, gymnastics. The hall and ancillary accommodation can support two concurrent 'court' activities though for practical management of the space and for child protection, a single user group at a time is anticipated in the hall.
- 6.18 Westgate School have already been working on a proposal to support the work of Sports Collaborative including a Slough-based gymnastics club that is currently scattered across several schools in Berkshire. This provides a much needed source of holiday clubs, weekly (almost daily) meetings to run gymnastics and other sports and provides training opportunities for teenagers to learn skills and for many a first paid job.
- 6.19 Sports Collaborative have met with Westgate School to discuss using the new facilities as their hub, and it is intended that the dual-purpose sports/exam hall and the facilities this could provide them the space they need. Westgate School already host community resources e.g. the Cippenham Table Tennis Centre located on the grounds that operate on Tuesday and Thursday evenings.
- 6.20 Westgate School are currently working with a local football club who would also benefit from the facility for all weather training and welcome enquiries from other groups to see how they could support community sport.
- 6.21 The proposal includes development on the existing outdoor two netball pitches, however, seeks to replace these with indoor pitches. It therefore needs to be considered with Exception 5 of the Sport England Playing Fields Policy, which states:

'The proposed development is for an indoor or outdoor facility for sport, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss, or prejudice to the use, of the area of playing field.'

- 6.22 Sport England were consulted on this application as the proposal prejudices the use, or leads to the loss of use, of land being used as a playing field or has been used as a playing field in the last five years, as defined in The Town and Country Planning (Development Management Procedure) (England) Order 2015 (Statutory Instrument 2015 No. 595). The consultation with Sport England is therefore a statutory requirement. Notably, Sport England did not raise an objection to the proposed development.
- 6.23 The proposed new building is considered to comply with the above policies and would support the continued use of the site for educational purposes and indoor sport.
- 6.24 As above, the creation of the centre which would also provide for sport and community use mitigates the loss of the current school playing pitches, in accordance with exception (c) of paragraph 100 of the NPPF 2024, exception (a) of Policy OSC2 and exception E5 of Sport England's Playing Field Policy. Therefore, the proposal is in accordance with policy in principle and is an acceptable use in this area.

### **Design & Impact on Streetscene**

- 6.25 The NPPF states that good design is a key aspect of sustainable development and should contribute positively to making places better for people. Development should function well and add to the overall quality of the area, establish a strong sense of place, optimise the potential of the site to accommodate development and provide for an appropriate mix of uses, respond to local character and history, create safe and accessible environments which are visually attractive.
- 6.26 Saved Policy EN1 requires development proposals to reflect a high standard of design and must be compatible with, and/or improve the surroundings in terms of layout, scale, height, architectural style and materials. Core Policy 1 of the Core Strategy states that the scale and density of development will be related to the site's current or proposed accessibility, character and surroundings. Significant intensification of use will not be allowed in locations that lack the necessary supporting infrastructure, facilities or services or where access by sustainable means of travel by public transport, cycling and walking are limited. Core Policy 8 of the Core Strategy states that all development in the Borough shall be sustainable, of a high quality design, improve the quality of the environment and address the impact of climate change.
- 6.27 Core Policy 8 defines high quality design as to:
- a) Be of a high quality design that is practical, attractive, safe, accessible and adaptable;
  - b) Respect its location and surroundings;

- c) Provide appropriate public space, amenity space and landscaping as an integral part of the design; and
- d) Be in accordance with the Spatial Strategy in terms of its height, scale, massing and architectural style.

Core Policy 8 requires that the design of all development within the existing residential areas should respect the amenities of adjoining occupiers and reflect the street scene and the local distinctiveness of the area.

- 6.28 The layout of the site is proposed to an area that would have no significant views from the streetscene therefore would not impact the public realm nor the two Grade II Listed 17<sup>th</sup> Century buildings; The Long Barn and The Old Barn. The massing of the building would be relatively large, at 48m long x 36m deep = total 1,728sqm. However, this would be in keeping with similar buildings at the school and is required for the sports and exam hall functions.
- 6.29 The building would be a maximum 11.5m in height with a pitched roof for the hall element. The flat roof two storey element would be 7.5m in height. The eaves of the hall element would be raised about the flat roof at about 8.5m in height. The ground levels drop slightly to the southeast and therefore it would appear taller from this elevation. The neighbouring building is 10.5m in height and so the proposal would not appear overbearing and would be in keeping within the school site.
- 6.30 Materials and façade treatment have not been provided in detail, but the elevations state that there would be a steel frame and composite cladding panels. The accommodation block would be pre-fabricated arranged in single storey modular units to match the main hall. These would be generally acceptable in design terms and a condition is recommended so that further technical and specific details on layout, scale, appearance and landscaping can be provided at the reserved matters stage.
- 6.31 The plans show that the proposal respects the existing building lines and could be of a high-quality design. Noting the nature of the scheme being outline and further details to be provided, the proposed development is considered to raise no significant design and street scene concerns and would comply with Core Policy 8 of the Core Strategy; Policy EN1 of The Adopted Local Plan for Slough; and the National Planning Policy Framework 2024.

## **Highways and Transport**

- 6.32 Paragraph 109 of the NPPF 2024 states:

Transport issues should be considered from the earliest stages of plan-making and development proposals, using a vision-led approach to identify transport solutions that deliver well-designed, sustainable and popular places. This should involve:

- a) making transport considerations an important part of early engagement with local communities;

- b) ensuring patterns of movement, streets, parking and other transport considerations are integral to the design of schemes, and contribute to making high quality places;
- c) understanding and addressing the potential impacts of development on transport networks;
- d) realising opportunities from existing or proposed transport infrastructure, and changing transport technology and usage – for example in relation to the scale, location or density of development that can be accommodated;
- e) identifying and pursuing opportunities to promote walking, cycling and public transport use; and
- f) identifying, assessing and taking into account the environmental impacts of traffic and transport infrastructure – including appropriate opportunities for avoiding and mitigating any adverse effects, and for net environmental gains.

- 6.33 Paragraph 116 of the NPPF 2024 states that that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 6.34 Paragraph 117 of the NPPF 2024 states that development should give priority first to pedestrian and cycle movements and second to public transport. Applications should create places that are safe, secure and attractive, allow for the delivery of goods, access by service and emergency vehicles and charging of plug-in vehicles.
- 6.35 The national policies are reflected in Core Policy 7 and Policy T2 of the Local Plan 2004.
- 6.36 It is noted that a Transport Statement (TS) has been prepared by Scott White and Hookins, Dated 02/12/2024, Received 03/12/2024, upon Transport Officer's request.

#### *Land Use*

- 6.37 The applicant has amended the application to cover only Class E(d) which covers indoor sport, recreation or fitness. This was requested because the LHA wanted to ensure permission is not granted for larger community events or festivals which could generate more parking demand than sports use. A condition is recommended to ensure this use only is implemented and opening hours are restricted to avoid noise and disturbance to neighbouring residential development.

#### *Vehicle and Pedestrian Access*

- 6.38 Transport Officers have no objection to the planning application due to the vehicle and pedestrian access arrangements for the development. The vehicle access benefits from good visibility in both directions along Cippenham Lane and a puffin crossing provided on each side of the vehicle access.

- 6.39 The collision record for the most recent 5-year period shows just one collision causing slight injury recorded on the pedestrian crossing circa. 15m west of the school access. This is based on publicly available data online (CrashMap - UK Road Safety Map). The collision involved 1 pedestrian and 1 vehicle. One collision does not indicate a pattern or trend which would be exacerbated by the proposed examination school and community use.

#### *Mitigation and Section 106 Contribution*

- 6.40 Transport Officers are satisfied that any parking overspill onto surrounding roads will be prevented/mitigated by agreement of the following measures:
- A Car Parking Management Plan required (secured by planning condition) to ensure there are clear protocol in place for the school to manage parking demand associated with the new examination hall and community use on the site.
  - A section 106 contribution of £6,000 is required for the implementation of improved parking restrictions around Westgate School to mitigate any parking overspill from the proposed community use. A section of Cippenham Lane close to the school does not include parking restrictions and this could be upgraded. The restrictions would be subject to the Traffic Regulation Order process which would include a public consultation.

#### *Trip Generation*

- 6.41 Transport Officers would not object to the proposed examination hall and community use on the basis of the expected trip generation. A forecast of trip generation has been submitted within the Transport Statement.
- 6.42 Transport Officers do not expect the exam hall to generate additional traffic due to exam use, it is understood the new hall would be used for examination of pupils already enrolled at the school. The TS states the number of staff employed at the school would not increase from the 142 (133 FTE) currently employed.
- 6.43 The sports use of the hall is forecast to generate 17 two-way trips (9 arrivals and 6 departures) between 16:00 – 17:00 and 25 two-way trips (13 arrivals and 12 departures) between 18:00 – 19:00. This would result in a max. of 11 cars parking within any one hour, according to the forecast in the TS.
- 6.44 A forecast has been also provided of vehicle trips from 'maximum' community sports use in the event that both the hall and all sports pitches are used at the same time during the spring/summer months. This would be expected to occur in the evenings or weekends and not clash with the A.M peak hour, P.M Peak Hour or hours of school operation.
- 6.45 This forecast concludes a worst case of 70 car parking spaces would be needed which falls well within the 120 car parking spaces provided on site.

6.46 The forecast of outdoor sports pitch use is provided below:

<b>Mode</b>	<b>Proportion</b>	<b>Number</b>
Solo-occupant car	34.2%	41
Multi-occupant car	31%	37
Public Transport	14.7%	17
Cycling	2.1%	2
Walking	18.1%	22
Total	100%	119

6.47 Therefore, Transport Officers do not expect the community use to have a noticeable impact on the capacity of the surrounding road network.

*Car Parking Provision*

6.48 The applicant has provided information regarding the proposed usage which demonstrates that parking demand from the proposed use would not exceed the 121 parking spaces provided on site. This applicant has also agreed to a s106 contribution to provide improved parking restrictions on the surrounding roads.

6.49 Therefore, the LHA consider the 121 parking spaces proposed suitable to accommodate expected car parking demand from the existing education use and the proposed use.

*Construction Impact*

6.50 If planning permission is granted, then the Local Highways Authority require the applicant provide a Construction Management Plan (CMP) which details control measures for construction and construction routes for traffic. The CMP can be secured by planning condition.

*Summary and Conclusions*

6.51 There is no objection to the proposed development on highways and transport grounds. If planning permission is granted then the officers would recommend permission is subject to conditions relating to number of parking spaces layout, car parking management and construction management.

6.52 Overall, the proposal is considered to have no detrimental impact to the highway network, in accordance with Core Policy 7 of the Core Strategy 2008, Policy T2 of the Local Plan 2004, Paragraphs 109, 116 and 117 the NPPF 2024.

## **Impacts on Residential Amenity**

- 6.53 Policy EN1 of the Local Plan and Core Policy 8 of the Core Strategy requires new development proposals to reflect a high standard of design and to be compatible with and/or improve the surroundings in terms of the relationship to nearby properties.
- 6.54 The nearest are located approximately 90m to the east of the site at Fotheringay Gardens and Egremont Gardens and 200m to the west at Oakfield Avenue and Hayling Close. There are no nearby residential receptors immediately adjacent to the proposal that would result in an impact with regards to the impact on levels of daylight, sunlight, overshadowing and privacy. The proposal could likely result in an improvement of the existing situation with regards to noise disturbance, as it would enclose the existing netball pitches and provide sound insulation for the current use and the sports field further to the west. Environmental Protection have been consulted on the proposal and raise no objection.
- 6.55 The use is associated with the school and therefore Officer's consider there would not be a detrimental impact to residential properties, in accordance with Policy EN1 of the Local Plan and Core Policy 8 of the Core Strategy.

## **Crime Prevention**

- 6.56 Paragraph 96 of the NPPF 2024 requires planning decisions to promote safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion. These objectives are consistent with Core Strategy Policies 8 and 12, and Local Plan Policy EN5 which requires development proposals to be designed to reduce the potential for criminal activity and anti-social behaviour.
- 6.57 The proposed development will require minimal security cameras/ lighting to deter unauthorised incursion, as the proposal will be secured within the existing grounds of the site. The proposal would likely be an improvement of the existing situation as the sports pitches will be enclosed and can be secured shut when closed. It is considered that the proposal is in accordance with Core Strategy Policies 8 and 12.

## **Flood Risk and Drainage**

- 6.58 Core Policy 8 relates to flood risk and sets out that new development will only be permitted where it is safe and it can be demonstrated that there is minimal risk of flooding to the development. The site does not lie in a high risk flood zone, but matters of surface water drainage are considered.
- 6.59 The NPPF requires the incorporation of sustainable drainage systems unless there is clear evidence that this would be inappropriate as required by paragraph 181. Core Policy 8 of the Core Strategy requires



development to manage surface water arising from the site in a sustainable manner.

- 6.60 The site lies in Flood Zone 1, which means the site has a low risk of flooding. The proposals intend to re-use the existing hard surface drainage that passes into soakaway/ attenuation from previous development. The applicants have requested any requirement for a surface water management and drainage strategy is made a reserved matter.
- 6.61 The Local Lead Flood Authority have been consulted on the application and further to planning conditions on a detail surface water drainage scheme, ownership and maintenance details and a verification report are submitted to comply with Core Policy 8 and the NPPF 2024.

### **Sustainability and Energy**

- 6.62 Requirements relating to sustainability are set out in Core Policy 8. This expects all development within the Borough to be of a high-quality design, improve the quality of the environment and address the impact of climate change. The policy sets out a number of sustainable design principles that are expected to be addressed within proposals for new development.
- 6.63 The applicants have requested requirement for an Energy Strategy or any other details for the assessment of energy demand and use of zero and low carbon technologies or on-site generation to be made a reserved matter. A condition is recommended on this, including details to demonstrate BREEAM excellent standards (or equivalent).
- 6.64 During construction, the Construction and Environmental Management Plan will address the construction phase of the development and measures put in place to reduce waste and to recycle wherever possible. Systems will be put in place to recycle metals, paper, plastics, and general waste. Contracts will be set up with local waste collection companies to ensure that they are disposed of in an appropriate way.

### **Ecology, Landscaping and Trees**

- 6.65 Paragraph 186 of the NPPF 2024 requires new development to minimise impacts on biodiversity and provide net gains in biodiversity. Core Policy 9 relates to the natural environment and requires new development to preserve and enhance natural habitats and the biodiversity of the Borough, including corridors between biodiversity rich features.
- 6.66 The proposal is proposed completely on the existing netball courts which is concrete, sealed land with no biodiversity value. Therefore, there is no requirement to provide an uplift in biodiversity net gain as the starting point is zero.

## **Land Contamination**

- 6.67 Core Policy 8 of the Core Strategy 2008 states that development shall not cause contamination or deterioration in land, soil or water quality, nor shall development occur on polluted land unless appropriate mitigation measures are employed. Paragraph 189 of the NPPF 2024 states that planning decisions should ensure that a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination.
- 6.68 Paragraph 190 of the NPPF 2024 states that where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner.
- 6.69 The Contaminated Land Officer has been consulted on this application and confirms that there are no potentially contaminative historical uses associated with the site; however, the site is adjacent to some priority sites. Thus, it is recommended that a Watching Brief is kept for the duration of the development, and anything of note to be reported back to the Local Planning Authority. Based on the above, a Watching Brief condition is recommended.

## **Equalities Considerations**

- 6.70 Throughout this report, due consideration has been given to the potential impacts of development, upon individuals either residing in the development, or visiting the development, or whom are providing services in support of the development. Under the Council's statutory duty of care, the local authority has given due regard for the needs of all individuals including those with protected characteristics as defined in the 2010 Equality Act (eg: age (including children and young people), disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation. In particular, regard has been had with regards to the need to meet these three tests:
- Remove or minimise disadvantages suffered by people due to their protected characteristics;
  - Take steps to meet the needs of people with certain protected characteristics; and;
  - Encourage people with protected characteristics to participate in public life (et al).
- 6.71 It is considered that there will be temporary (but limited) adverse impacts upon all individuals with protected characteristics, whilst the development is under construction, by virtue of the construction works taking place. People with the following characteristics have the potential to be disadvantaged as a result of the construction works associated with the development eg: people with disabilities, maternity and pregnancy and younger children, older children and elderly residents/visitors. It is also considered that noise and dust from construction has the potential to cause nuisances to people sensitive to noise or dust. However, measures can be incorporated into the construction management plan to mitigate the

impact and minimise the extent of the effects. This could be secured by condition should the scheme be acceptable.

- 6.72 In conclusion, it is considered that the needs of individuals with protected characteristics have been fully considered by the Local Planning Authority exercising its public duty of care, in accordance with the 2010 Equality Act.

## **Conclusion**

- 6.73 The application has been evaluated against the Development Plan and the NPPF and the Authority has assessed the application against the core planning principles of the NPPF and whether the proposals deliver “sustainable development.” The report identifies that the proposal, subject to addressing the issues set out in the delegation to Planning Manager would comply with all of the relevant policies in the current Development Plan and the relevant parts of the NPPF.

- 6.74 The proposal would comply with the Development Plan as whole. The application is therefore recommended for to be delegated to the Planning Manager for approval in accordance with the recommendation set out below.

## **8.0 PART C: RECOMMENDATION**

- 8.1 Having considered the relevant policies set out below, and comments that have been received from consultees, and all other relevant material considerations, it is recommended the application be delegated to the Planning Manager:

1) For approval subject to:

- (i) The satisfactory completion of a Section 106 Agreement to secure highway contributions towards Traffic Regulation Order of £6,000 for the implementation of improved parking restrictions around Westgate School to mitigate any parking overspill from the proposed community use;
- (ii) Finalising conditions and agreeing pre-commencement conditions;
- (iii) Any other minor changes.

OR

- 2) Refuse the application if a satisfactory section 106 Agreement is not completed by 29 July 2025, unless otherwise agreed by the Planning Manager in consultation with the Chair of the Planning Committee.

## **PART D: CONDITIONS**

### 1. Reserved Matters

Details of the following reserved matters for the proposed development shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development shall include:

- The external materials (including but not limited to roof, walls, windows, doors, guttering) of the development;
- The appearance of the development; and
- Detailed landscaping strategy.

REASON To ensure that the proposed development is satisfactory and to comply with the provisions of Section 92 of the Town and Country Planning Act 1990.

### 2. Time Limit

Application for approval of all reserved matters referred to in Condition 1 above shall be submitted in writing to the Local Planning Authority no later than the expiration of three years from the date of this permission.

The development hereby permitted must be begun not later than whichever is the later of the following dates and must be carried out in accordance with the reserved matters approved:

- i) the expiration of 5 years from the date of this permission: or
- ii) the expiration of two years from the final approval of the reserved matters referred to in Condition 1 above, or in the case of approval of different dates, the final approval of the last such matter to be approved.

REASON: To prevent the accumulation of planning permissions, and to enable the Council to review the suitability of the development in the light of altered circumstances and to comply with the provisions of Section 92 (2) of the Town and Country Planning Act 1990.

### 3. Parameters for development

The scale of the building to come forward under a Reserved Matters application shall not exceed the parameters established in General Arrangement Elevations, Drawing No. 24-005 – FDA- A – 20 – 015 Rev 01, Dated 07/04/2024, Received 12/06/2024 and shall not exceed a height of 11.5m above the ground level identified on this plan.

REASON: To prevent the final scheme being taller, bulkier and having more general impact than the scheme presented at outline noting that Scale is a matter to be determined and to ensure a satisfactory appearance of the development so as not to prejudice the visual amenity of the locality in accordance with Policy EN1 of The Local Adopted Plan for Slough 2004, Core

Policy 8 of the Core Strategy (2006) and National Planning Policy Framework 2024.

#### 4. Approved Plans

The development hereby approved shall be implemented only in accordance with the following plans and drawings hereby approved by the Local Planning Authority:

- (a) Design and Access Statement R05, Prepared by Fordesa, Dated 09/10/2024, Received 04/11/2024
- (b) General Arrangement Ground and First Floor Plans, Drawing No. 24-005 - FDA - A - 20 – 010 Rev 01, Dated 05/04/2024, Received 04/06/2024
- (c) General Arrangement Roof Plan, Drawing No. 24-005 - FDA - A - 20 – 011 Rev 00, Dated 15/04/2024, Received 04/06/2024
- (d) General Arrangement Sections, Drawing No. 24-005 - FDA - A - 20 – 020 Rev 01, Dated 07/04/2024, Received 04/06/2024
- (e) Site Plan Constraints, Drawing No. 24-005 – FDA- A – 10 – 005 Rev 00, Dated 25/04/2024, Received 12/06/2024
- (f) General Arrangement Elevations, Drawing No. 24-005 – FDA- A – 20 – 015 Rev 01, Dated 07/04/2024, Received 12/06/2024
- (g) Transport Statement, Dated 12/2024, Received 03/12/2024

REASON: For the avoidance of doubt, to ensure that the site is developed in accordance with the submitted application and to ensure that the proposed development does not prejudice the amenity of the area to comply Policy EN1 of The Local Adopted Plan for Slough 2004, Core Policy 8 of the Slough Local Development Framework Core Strategy 2006-2026, December 2008, and the guidance contained in the Council's Developer's Guide Part 4 (2008) and the National Planning Policy Framework 2024.

#### 5. Watching Brief

A Watching Brief shall be carried out by an appropriately accredited Competent Person, during site works and shall prepare the necessary evidence to be submitted to the Local Planning Authority to the presence of any unsuspected contamination (to soil or/and water, determined by either visual or olfactory indicators) encountered during the development.

In the event of contamination to land and/or water being encountered, no development or part thereof shall continue until a programme of investigation and/or remedial work to include details of the remedial scheme and methods of monitoring, and validation of such work undertaken has been submitted to and approved in writing by the Local Planning Authority.

None of the development shall be commissioned and/or occupied until the approved remedial works, monitoring and validation of the works have been carried out and a full validation report has been submitted to and approved in writing by the Local Planning Authority.

In the event that no significant contamination is encountered, the developer shall provide a written statement, prepared by the appropriately accredited Competent Person, to the Local Planning Authority confirming that this was the case, and only after written approval by the Local Planning Authority shall the development be commissioned and/or occupied.

REASON: To ensure that any ground and water contamination is identified and adequately assessed, and that remediation works are adequately carried out, to safeguard the environment and to ensure that the development is suitable for the proposed use, in accordance with Core Policy 8 of the Slough Local Development Framework Core Strategy 2006-2026 Development Plan Document, December 2008.

## 6. Surface water drainage

Development shall not commence until a full surface water drainage design including a layout and calculations has been submitted to and approved in writing by the Local Planning Authority and in consultation with Thames Water, the Lead Local Flood Authority, and the Environment Agency. The drainage design should include the existing site drainage scenario, the proposal for the site surface water drainage detailing the use of SuDS systems, together with any proposed connections to existing sewers.

The development shall be carried out in accordance with approved details and retained as approved thereafter. The drainage system shall be managed and maintained for the lifetime of the development in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority.

REASON: To prevent the risk of flooding in accordance with Core Policy 8 of the Slough Local Development Framework Core Strategy 2006-2026 Development Plan Document, December 2008, and the requirements of NPPF 2024.

## 7. Sustainable Design and Construction

No construction of the building above damp-proof course level shall commence on site until a low or zero carbon energy scheme has been submitted to and been approved in writing by the local planning authority.

The scheme shall show how the building will achieve BREEAM excellent (or equivalent). The scheme shall be implemented as approved, and occupation shall occur until its associated low or zero carbon energy scheme measures have been installed and are operational and the approved measures shall be retained thereafter.

REASON: In the interest of sustainable development in particular reducing

carbon emissions and in accordance with Core Policy 8 of the Slough Local Development Framework Core Strategy 2006-2026 Development Plan Document, December 2008.

#### 8. Cycle parking

Prior to the commencement of development other than demolition and ground works, details of the cycle parking provision including location, housing and cycle stand details have been submitted to and approved in writing by the Local Planning Authority. The cycle parking shall be provided in accordance with these details prior to the occupation of the development and shall be retained at all times in the future for this purpose.

REASON: To ensure that there is adequate cycle parking available at the site in accordance with Policy T8 of The Adopted Local Plan for Slough 2004, and to meet the objectives of the Slough Integrated Transport Strategy.

#### 9. Car Parking Spaces

Prior to the development hereby approved first being brought into use, 121 no. car parking spaces shall be provided and made available for use in connection with the proposed community use and maintained for the parking of cars thereafter. The car parking spaces shall not be used for any separate business, commercial or residential use.

REASON: In the interests of ensuring that the use benefits from satisfactory car parking provision in the interests of the amenities of the area in accordance with Core Policy 7 of the Slough Local Development Framework, Core Strategy 2006-2026, Development Plan Document, December 2008.

#### 10. Layout

The scheme for parking and manoeuvring indicated on the submitted plans shall be laid out prior to the initial occupation of the development hereby permitted and that area shall not thereafter be used for any other purpose.

REASON: To enable vehicles to draw off, park and turn clear of the highway to minimise danger, obstruction and inconvenience to users of the adjoining highway, in accordance with Core Policy 7 of the Slough Local Development Framework, Core Strategy 2006-2026, Development Plan Document, December 2008.

#### 11. Bin Storage

No part of the development shall be occupied until bin storage has been provided in accordance with the approved plans and standards set out in the Slough Developers Guide.

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

## 12. Car Park Management Plan

No construction work above ground floor slab level shall commence until a car parking management scheme has first been submitted to and been approved in writing by the local planning authority. The scheme shall include details to ensure parking demand associated with the community use and education use do not exceed parking supply on site. This shall include timings for use by different community groups, ensuring suitable drop off areas are available and encouraging car sharing between members of community groups.

REASON: In the interest of the free flow of traffic and road safety on the nearby public highway and to ensure optimum use of parking spaces and electric vehicle charging points re sustainable development, in accordance with Core Policy 7 of the Slough Local Development Framework, Core Strategy 2006-2026, Development Plan Document, December 2008.

## 13. Construction Management Plan

Prior to the commencement of the development hereby approved, a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Construction Management Plan shall include the following details:

1. A site set up plan displaying hoarding/fencing extents, vehicle and pedestrian access points during construction, provision for storage of materials, waste and recycling facilities/areas, contractor parking, turning space for construction vehicles, unloading area for deliveries, site office and wheel cleaning facilities during the construction period.
2. Construction vehicles and to comply with Euro VI Emissions Standard as a minimum and machinery to comply with Table 10 of the Low Emissions Strategy Guidance.
3. Delivery hours and working hours. Deliveries shall be made outside peak hours of 0800 – 0900 and 1700 – 1800, and outside of 1500 – 1600 to avoid deliveries occurring when pupils are arriving and departing the site (Westgate Pupils arrive at 08:30am and finish at 3:20pm)
4. Details of traffic management measures to control deliveries to site and pedestrian movements on footways in proximity to the site in order to minimise the impact of construction on the safe operation of the surrounding highway network.
5. Vehicle routing plan for HGVs. HGVs shall avoid weight restrictions and AQMAs and local schools at collection/drop off time.
6. Details of dust control measures and wheel washing facilities to be provided on site.
7. Confirmation of whether any abnormal loads will be required for the construction or demolition. If so, the LHA must be notified of any abnormal loads at the following location: <https://www.slough.gov.uk/licences-permits/abnormal-loads/1>



The plan shall thereafter be implemented as approved before development begins and be maintained throughout the duration of the construction works period.

REASON: In the interest of minimising danger and inconvenience to vehicular traffic and pedestrian highway users in accordance with policies 7 and 8 of the Core Strategy 2008 and the requirements of the National Planning Policy Framework 2024.

#### 14. Use and Hours of Opening

The proposed development, other than the existing Use Class F1(a) (Provision of Education), is restricted to only Use Class E(d) (Indoor sport, recreation or fitness) as managed by the school and shall only be open to the community between the hours of 16:00 – 22:00 Monday – Friday and 09:00 – 17:00 Saturday and Sunday.

REASON: In the interest of minimising danger and inconvenience to vehicular traffic and pedestrian highway users and noise and disturbance in accordance with policies 7 and 8 of the Core Strategy 2008 and the requirements of the National Planning Policy Framework 2024.

#### 15. Community Use Agreement

Within 3 months of practical completion, a community use agreement prepared in consultation with Sport England has been submitted to and approved in writing by the Local Planning Authority, and a copy of the completed approved agreement has been provided to the Local Planning Authority. The agreement shall apply to the sports facilities on site, including changing accommodation and car parking and include details of pricing policy, hours of use, access by non-educational establishment users, management responsibilities and a mechanism for review. The development shall not be used otherwise than in strict compliance with the approved agreement.

REASON: To secure well managed safe community access to the sports facility, to ensure sufficient benefit to the development of sport and to accord with Development Plan Policy.

#### **Informatives**

1. It is the view of the Local Planning Authority that the proposed development does improve the economic, social and environmental conditions of the area for the reasons given in this notice and it is in accordance with the National Planning Policy Framework.
2. The development must be so designed and constructed to ensure that surface water from the development does not drain onto the highway or into the highway drainage system. If it is intended to use soakaways as the method of dealing with the disposal of surface water then the permission of the Environment Agency will be necessary.
3. The applicant is reminded that a Section 106 Agreement has been entered into.