

Officer:	Martin Cowie	Ward:	Slough Central
Applicant:	Bellway Homes	Pre-Application:	Major
Agent:	Savills		
Location:	Land at Stoke Wharf, Stoke Road & Land to west of 9 to 17 Kendal Close &, Former builders merchants to rear and north of 132-144 Stoke Road &, Bowyer Recreation Ground, Slough		
Proposal:	Residential led redevelopment to provide circa 170 new homes with associated landscaping, public realm including enhancements to Bowyer Recreation Ground, the Grand Union Canal and car parking.		



PRE-APPLICATION PRESENTATION

Introduction:

The applicant (Bellway Homes) has entered into pre-application discussions with Slough Borough Council Planning Officers regarding the redevelopment of the known as Stoke Wharf which is key development site for the Borough. The applicant is currently in negotiations to acquire the site from the Council.

The site is allocated for mixed use development within the Site Allocations Development Plan Document (2010), under SSA17 Slough Central Basin, Stoke Road.

The site benefits from planning permission granted on 9th June 2023 (planning application ref: P/07584/011) for a residential led mixed use development comprising 312 units. Whilst planning permission was granted, the permission is not viable to build.

Bellway Homes is making good progress towards the exchange of contracts on the site and is proposing a housing led development for circa 170 new, with a policy compliant affordable housing quantum (30%).

The Site and Surroundings:

The site is located to the north of Slough Town Centre and extends to approximately 3.33 hectares in size. The site is located approximately 500m north of Slough railway station, at the end of the Grand Union Canal. Land surrounding the site is typically residential in nature, with some commercial uses along Stoke Road and around the Shaggy Calf/Elliman Avenue junction.

The site comprises a number of different parcels of land including an area of cleared buildings which formally used to occupy Travis Perkins, warehouse buildings to the north of the Canal and part of Bowyers Playing field (owned by Slough Borough Council). An overhead electricity cable and pylon runs parallel to the Canal Basin and bisects the northern part of the site.

Vehicular access to the site is currently via Stoke Road. Additionally, there are pedestrian links into the site along the Canal towpath from the east, from the east from St John's Road and from St Paul's Avenue in the South.

The site is located in a sustainable location, being approximately 300m from the town centre and a 10-minute walk away from Slough Train Station where there are regular rail services to London.

There is a canal towpath which runs through the development on the southern side of the Grand Union Canal Slough Arm. The canal towpath provides a traffic-free link from the site west towards Langley and Yiewsley and passes Thorney Business Park.

The wider area is predominantly residential in character comprising mainly low-rise housing with some non-residential uses including St. Paul's Church and commercial property.

Planning History:

In June 2023 planning permission was granted for the demolition of the existing buildings and comprehensive redevelopment comprising the construction of 312 residential units, 329 sq.m. commercial floor space, canalside recreational facilities and public realm improvements (planning application ref. P/07584/011). The application was submitted on behalf of Stoke LLP who were a

consortium including Slough Urban Renewal, Slough Borough Council, the Canal and River Trust, Muse and Morgan Sindall.

The approved scheme was a mainly flatted scheme comprising approximately 20% affordable housing and 3% family housing (3+beds).

The Scheme Proposals:

Bellway Homes are approaching the site in a different way in comparison to the approved development. A new family-orientated (around 45% family housing) residential development, creating a new canalside destination for the whole community is proposed. This contrasts with the approved mainly flatted development, with the proposal including lower building heights across the site.

The other main changes are to amend the housing numbers to circa 170 homes, and to remove the commercial space. The amendments are proposed to ensure the project delivers a high-quality environment while remaining viable and deliverable. A new family house typology has been designed, with terraced townhouses along the canalside and Bowyers Playing Field. The maximum storey heights for the development are proposed to be 4-storeys compared to the approved scheme where some of the buildings were up to 8-storeys in height.

The proposals will open-up the canalside as an important feature for the local area, providing new high-quality public realm, and creating a long vista along the length of the canal from Stoke Road. The entrance will be framed by 4-storey apartments which will create an appropriate townscape and provide passive surveillance for the new public spaces.

The proposals will also deliver significant landscape enhancements to Bowyers playing field, in discussion with the Slough Borough Council Parks Team making it a more accessible, attractive destination for the wider community. A series of new social spaces will be created, with the creation of a public plaza at the 'heart' of the development adjacent to the canal boat turning area (winding hole).

Landscaped pedestrian routes and towpaths, acting as 'green corridors' are incorporated throughout the proposed development, encouraging connectivity through the site and enhancing the canalside for use by residents and the wider community.

In relation to highway impact and parking, the proposals result in a reduction of new homes from 312 to circa 170.

The proposals include approximately 170 car parking places equating to 1 for 1 parking provision which has increased the parking ratio from the previously approved parking ratio of 0.5 spaces per dwelling.

Both proposed accesses on Stoke Road (one to the North of the canal and one to the South) are in the same location as the approved accesses in the existing permission.