

Mrs. Michelle Quan,
Boyer Planning Limited
Crowthorne House
Nine Mile Ride
Wokingham
Berkshire
RG40 3GZ

Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015
(DMPO) (as amended)

IN pursuance of their powers under the above-mentioned Acts and Orders, the Council of the Borough of Slough as the Local Planning Authority, **HEREBY GRANTS CONDITIONAL PLANNING PERMISSION**, in accordance with your application (P/19689/000) dated 27th October 2021 and the accompanying plans and particulars, for:

Proposal: **Outline application (with all matters reserved) for the demolition of buildings and the phased redevelopment of the Site to provide a mixed-use scheme comprising residential floorspace (C3 use and provision for C2 use); flexible town centre uses floor space (Use Class E and Use Class F), provision for office floorspace (Use Class E (g) (i)), supporting Sui Generis town centre uses (including a range of the following uses: pubs, wine bars, hot food takeaway), Sui Generis leisure uses (provision for a cinema or live music venue); provision for the creation of basements, car and cycle parking (including provision for a Multi-Storey Car Park); site wide landscaping, new public realm including provision of a new town square and public spaces and associated servicing, associated infrastructure, energy generation requirements and highways works [Revised Parameter Plans, Reports, Documents and Environmental Statement Amendments submitted 15th June 2022](Revised Plans and Documents have been submitted).**

Location: **QUEENSMERE SHOPPING CENTRE, HIGH STREET, SLOUGH, SL1 1LN**

Dated this 18th August 2025

SUBJECT TO THE FOLLOWING CONDITION(S):

1. Timing for Reserved Matters

Details of the layout, scale, design, appearance, access and landscaping (the reserved matters) shall be submitted to and approved in writing by the Local Planning Authority with:

- a) The first reserved matters application submitted before the expiration of 3 years from the date of this permission.
- b) The final reserved matters application submitted before the expiration of 15 years from the date of this permission.

Reason: To comply with the provisions of Section 92(2) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Time Limits

The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission, or before the expiration of 3 years from the date of approval of the first reserved matters, whichever is the later.

Reason: To comply with the requirements of Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

3. Pre-Demolition Requirements

No development shall commence, including demolition, until the following have been submitted to and approved in writing by the Local Planning Authority:

- a) Construction Programme for the demolition and enabling works
- b) Sitewide demolition and enabling works Logistics Management Plan covering the following minimum requirements:
 - Site logistics and operations,
 - Site construction vehicles routing,
 - Contact details for site managers and details of management lines of reporting,
 - Detailed plan showing different phasing of demolition works,
 - Location of site offices, ancillary buildings, plant, wheel-washing facilities, stacking bays and car parking,
 - Storage of any skips, oil and chemical storage etc,
 - Access and egress points,
 - Membership of the Considerate Constructors Scheme
- c) Sitewide Demolition Environmental Management Plan details to cover the following:
 - Details of the programme, and the nature of the demolition works;
 - Details of general Site management practices, including working hours, hoarding, access, lighting, Site facilities, energy and water use, waste, materials procurement and storage;
 - Details of environmental management and control procedures, covering transport, dust, noise, vibration, contamination, hazardous materials, waste and potable water minimisation, lighting and drainage;
 - Prohibited or restricted operations;
 - Details of emergency procedures to be implemented on Site;
 - A framework for complying with relevant legislation and guidance;
 - Roles and responsibilities of key staff including training of staff, liaison with stakeholders and management of enquiries and complaints;
 - Requirements for auditing, monitoring and record-keeping;
 - A commitment to provide the name and contact details of a construction site representative;
 - Provisions for reporting, public liaison and prior notification, especially where dispensations would be required;
 - Commitment to adopt and implement the Institution of Civil Engineers' (ICE) Demolition Protocol;
 - Details of measures to prevent contaminated runoff;
 - Registration and commitment to the 'Considerate Constructors Scheme';

- Details of proposed routes for HGVs travelling to and from the Site;
 - Details of plant to be used; and
 - Details of all construction works involving interference with a public highway, including temporary carriageway / footpath closures, realignments and diversions.
 - The provision to be made to accommodate all site operatives', visitors' and construction vehicles loading (to a minimum Euro 6/VI Standard),
 - Off-loading, Parking and turning within the site and;
 - Wheel cleaning facilities during the construction period
- d) Demolition Air Quality Assessment and Dust Management Plan
e) Demolition Noise and Vibration Management Plan
f) Business Relocation Strategy

Thereafter, the development shall be carried out in accordance with the approved details.

Reason: In the interests of the amenities of the area in accordance with Local Plan Policy EN1 and Core Policy 8 of the Slough Local Development Framework Core Strategy 2006- 2026, and the guidance set out in the National Planning Policy Framework and to ensure compliance with the Environmental Statement.

4. Tree Protection

No development shall commence, including demolition, within any Phase or Sub-Phase where trees are to be retained, until a scheme for the protection of the retained trees, in accordance with BS 5837:2012, including a tree protection plan(s) (TPP) and an arboricultural method statement (AMS) have been submitted to and approved in writing by the Local Planning Authority.

Specific issues to be dealt with in the TPP and AMS:

- A specification for protective fencing to safeguard trees during both demolition and construction phases and a plan indicating the alignment of the protective fencing;
- Tree protection during construction indicated on a TPP and construction and construction activities clearly identified as prohibited in this area;
- Methodology and detailed assessment of root pruning;
- Arboricultural supervision and inspection by a suitably qualified tree specialist;
- Reporting of inspection and supervision

Thereafter, the development shall be carried out in accordance with the approved details.

Reason: Required prior to commencement of development to satisfy the Local Planning Authority that the trees to be retained will not be damaged during demolition or construction and to protect and enhance the appearance and character of the site and locality, in accordance with policy EN3 of the Local Plan and pursuant to section 197 of the Town and Country Planning Act 1990.

5. Regulatory Plan

Prior to the submission of the first reserved matters application for a Phase or Sub-Phase, a Regulatory Plan for the entire Site shall be submitted to the Local Planning Authority for approval. The Regulatory Plan shall include (but not be limited to) the following:

- (a) Phase and/or Sub-Phase Horizontal and Vertical limits, which shall include building footprints and respective deviations, and balcony zones, colonnades and set-backs (where they may project beyond the maximum building footprints)
- (b) Landmarks, key marker buildings and nodal points.
- (c) Movement corridors, Circulation routes and Accesses incorporating a movement strategy, which shall include pedestrian desire lines, cycle movement routes, vehicle movements and nodal points/crossing points.
- (d) Active frontage plan to facilitate provision of flexible land non-residential uses in accordance with the approved floorspace schedule.
- (e) Site Wide Character Areas Plan (defining the character areas within the development).
- (f) Public Realm, Private and Open Space provisions including location, dimensions and orientation of town square and urban park(s), pocket parks, play areas, courtyards and other ancillary areas of public realm.
- (g) Land Use distribution Strategy – to identify areas whereby the predominant ground floor uses will contain a mix of town centre and leisure (and other commercial non-residential) uses will be located.
- (h) Landscape Zones or Areas that contain urban greening, Sustainable Urban Drainage (SUDS) or landscaping features (including retained or proposed trees).

The Regulatory Plan will develop the site-wide design principles set out in the parameter plans and compliance control documents submitted for approval under this outline planning permission (listed in the informative to this Decision Notice). The Regulatory Plan will supersede and replace the outline submitted parameter Plans and compliance control documents. Subsequent reserved matters applications shall be prepared in accordance with the approved Regulatory Plan and accompanied by a statement of compliance. No reserved matters shall be approved until the Regulatory Plan has been approved in writing by the Local Planning Authority.

Thereafter, the development shall be carried out in accordance with the approved Regulatory Plan.

Reason: To ensure that the site is developed in accordance with the principles of the submitted application and to ensure that the proposed development does not prejudice the amenity of the area and to comply with the Policies in the Development Plan.

6. Site Wide Design Code

Prior to, or alongside, the submission of the first reserved matters application for a Phase or Sub-Phase, a detailed Site Wide Design Code for the Site shall be submitted to and approved by the Local Planning Authority. The detailed Design Code shall include (but not be limited to) the following with mandatory coding for parts d) to h):

- a) Design Vision
- b) Masterplan Principles
- c) Context
- d) Movement
 - i. Movement network
 - ii. Public and private vehicle parking
 - iii. Cycle parking
 - iv. Servicing, including deliveries, emergency access and collection of waste and recyclables

- e) Public Space, Landscape and Nature
 - i. Street hierarchy and space typologies
 - ii. Water and drainage, including SuDs features
 - iii. Hard and soft landscaping
 - iv. Street furniture, including wayfinding signage
 - v. Public art
- f) Built Form
 - i. Block structure
 - ii. Building typology
 - iii. Building line
 - iv. Building heights
 - v. Residential face-to-face distances
 - vi. Amenity
- g) Identity
 - i. Base of buildings, including shop-front and street-level facades, and building/shop signage
 - ii. Building thresholds and boundary treatment
 - iii. Roofscape treatments
 - iv. Balcony strategies
 - v. Materials
 - vi. Legibility – landmarks, vistas and focal points
- h) Uses
 - i. Land use, informed by the movement network
 - ii. Active frontages

Subsequent reserved matters applications shall be prepared in accordance with the approved Design Code and accompanied by a statement of compliance.

Thereafter, the development shall be carried out in accordance with the approved Design Code.

Reason: To ensure the detailed design and appearance of the buildings are of a good quality and to ensure a high quality public realm with streets, footways and open spaces of the same or higher standard as those set out in the illustrative landscaping and public realm proposals in the Design and Access Statement and to comply with policies EN1, EN3 and EN5 of The Local Adopted Plan for Slough 2004, Core Policies 8 and 9 of the Slough Local Development Framework Core Strategy 2006-2026, and the guidance contained in the Council's Developer's Guide Part 4 (2008) and the National Planning Policy Framework and the National Model Design Code.

7. Compliance Control Documents

The development hereby approved will be carried out in accordance with the PA2 Schedule of Floorspace dated 07/09/2022, as replicated below.

Proposed Use Class	Type of Use	Total Gross New External Floorspace Proposed (sqm)	
C3/C2	Residential	0 – 140,800 (excludes associated car parking, cycle parking and plant areas)	
E (Above Ground Level)	Office Space	0 – 40,000	
E and F (excluding F1(a), F1 (e), F2(d) and E(g)(i))	Town Centre Uses	5,500 – 12,000	Note: Combined Maximum Floorspace for Use Classes E, F and Sui Generis across the entire development not to exceed 12,000 sqm (GEA)
Sui Generis	Pub/Bar/Hot Food/Take Away	0 – 2,250	
Sui Generis	Cinema/Live Music Venue	0 – 1,500	
Car Parking	May include provision within buildings including basement parking	Maximum – 685 spaces	
Basement Areas	May include car parking, cycle parking, plant and/or supporting infrastructure	0 – 24,355	

Reason: To ensure the uses are compatible with the adjoining land uses and to ensure that the amenity of occupiers residing in surrounding residential properties would be safeguarded in accordance with policies EMP2 and OSC15 of The Adopted Local Plan for Slough 2004, Core Policies 1, 5 and 6 of the Slough Local Development Framework Core Strategy 2006-2026, and the guidance contained in the Council's Developer's Guide Part 4 (2008) and the National Planning Policy Framework.

8. Building Heights

The development hereby approved shall be no higher than 95.86m AOD and no higher than the building heights/maximum parameters included within the indicative massing model tested in the Townscape and Visual Impact Assessment in the Environmental Statement dated June 2022, unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure that the design of the development does not extend beyond the maximum building heights tested in the Environmental Statement (Townscape and Visual Impact Assessment) in to ensure that the site is developed in accordance with the principles of the submitted application and to ensure that the proposed development does not prejudice the amenity of the area and to comply with the Policies in the Development Plan.

9. Site wide Construction and Phasing Programme

No development shall commence (excluding any specified demolition as agreed in writing with the Local Planning Authority) until a Site Wide Construction and Phasing Programme for the development has been submitted to and approved in writing by the Council.

The Construction and Phasing Programme shall comprise the following information:

1. A Construction Programme, with associated phasing diagrams and plans where appropriate, which shall set out the anticipated sequence of commencement of development, and the order in which the following works shall be carried out within each Phase or Sub-Phase:
 - i. Enabling Works
 - ii. Construction of the Development Blocks
 - iii. Public Realm Works
 - iv. Landscaping Works
 - v. Highways Works
 - vi. Utilities and Infrastructure Works
2. A Planning Submission Programme which shall set out the order and intended sequence for the submission of Reserved Matters Applications for each Phase or Sub-Phase;
3. Phasing Diagrams and Plans (where applicable) which shall include the following details:
 - i. Development Block by Development Block works, within the relevant Phase or Sub-Phase and commencement dates, and the order/sequence which the works are planned to be constructed and completed;
 - ii. Highways, Landscape and Public Realm works within a Phase or Sub-Phase and the delivery of such works in relation to the relevant Phase or Sub-Phase;
 - iii. Access for vehicles, cyclists and pedestrians;
 - iv. Proposals to maintain and safeguard the existing accesses and service/delivery provisions to existing adjoining and surrounding town centre uses, adjacent and neighbouring the site;
 - v. Proposals for provision of and maintaining safe north-south pedestrian accesses between Wellington Street and the High Street, and access around the Curve to the High Street;
 - vi. Scaffolding and hoarding lines
 - vii. Provision of new, and alterations of existing utilities; and
 - viii. Access arrangements for existing and new premises within the High Street and surrounding uses/buildings.

The development shall be carried out in accordance with the approved Construction and Phasing Programme thereafter.

10. Site Wide Construction Logistics Plan (CLP)

No development shall commence (excluding any demolition) in any Phase or Sub-Phase until a Site Wide Construction Logistics Management Plan has been submitted to and approved in writing by the Local Planning Authority.

The Site Wide Construction Logistics Management Plan shall cover the following minimum requirements:

- site logistics and operations;

- construction vehicle routing;
- contact details for site managers and details of management lines of reporting;
- location of site offices, ancillary buildings, plant, wheel-washing facilities, stacking bays and car parking;
- storage of any skips, oil and chemical storage etc.;
- access and egress points; and
- membership of the Considerate Constructors Scheme.

The development within any relevant Phase or Sub-Phase shall be carried out in accordance with the approved Site Wide Construction Logistics Management Plan unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of the amenities of the area in accordance with Core Policy 8 of the Slough Local Development Framework Core Strategy 2006-2026, and the guidance set out in the National Planning Policy Framework and to ensure compliance with the Environmental Statement.

11. Site Wide Construction Environmental Management Plan (CEMP)

No development shall commence (excluding any demolition) until the Local Planning Authority has approved a Site wide Construction Environmental Management Plan (CEMP). The approved CEMP shall be observed and complied with in full during the carrying out of the Development. Those rights of way which are identified to remain open during the carrying out of the development shall be marked and fenced for the duration of construction works in accordance with the proposals approved by the Local Planning Authority and the no development within any Phase or Sub-Phase shall be begun until which Site Wide CEMP is approved.

- Details of the programme, and the nature of the demolition and construction works;
- Details of general Site management practices, including working hours, hoarding, access, lighting, Site facilities, energy and water use, waste, materials procurement and storage;
- Details of environmental management and control procedures, covering transport, dust, noise, vibration, contamination, hazardous materials, waste and potable water minimisation, lighting and drainage;
- Prohibited or restricted operations;
- Details of emergency procedures to be implemented on Site;
- A framework for complying with relevant legislation and guidance;
- Roles and responsibilities of key staff including training of staff, liaison with stakeholders and management of enquiries and complaints;
- Requirements for auditing, monitoring and record-keeping;
- A commitment to provide the name and contact details of a construction site representative;
- Provisions for reporting, public liaison and prior notification, especially where dispensations would be required;
- Commitment to adopt and implement the Institution of Civil Engineers' (ICE) Demolition Protocol;
- Details of measures to prevent contaminated runoff;
- Registration and commitment to the 'Considerate Contractors Scheme';
- Details of construction operations, highlighting the operations most likely to result in disturbance and / or working outside core working hours, together with an indication of the expected duration of each activity;
- Possible departures from target criteria, and details of how any adverse effects would

be minimised, or potential complaints addressed;

- Details of proposed routes for HGVs travelling to and from the Site;
- Details of plant to be used;
- Details of all construction works involving interference with a public highway, including temporary carriageway / footpath closures, realignments and diversions.
- the provision to be made to accommodate all site operatives', visitors' and construction vehicles loading (to a minimum Euro 6/VI Standard);
- Off-loading, Parking and turning within the site and;
- Wheel cleaning facilities during the construction period, non-road mobile machinery (NRMM) controls to be in line with Table 10 in the Low Emission Strategy (LES) guidance and that all heating systems (when the development is operational) shall meet the emission standards laid out in table 7 of the LES guidance.

Reason: To ensure the development is undertaken in an acceptable manner and in order to protect the facilities available to users of the Town Centre and the amenities of current occupiers and future occupiers for the duration of the development works in accordance with Core Policies 6 and 8 of the Slough Core Strategy and Policy TC2 of the Slough Local Plan and to ensure compliance with the Environmental Statement.

12. Site Wide Surface Water Drainage Strategy

No development shall take place (excluding any demolition) until a full detailed site wide surface water drainage strategy has been provided to the Local Planning Authority, in consultation with the Lead Local Flood Risk Authority and has been submitted to and approved in writing by the Council. The proposed development shall be carried out in full accordance with the approved surface water drainage strategy for the duration of the development and shall be permanently maintained and managed thereafter.

Reason: To ensure that surface water discharge from the site is satisfactory and shall not prejudice the existing sewerage systems in accordance with Policies 8 and 9 of the adopted Core Strategy 2006 – 2026, the Council's Development Plan Document – Developer's Guide Part 4 Section 6 (2016) and the National Planning Policy Framework and to ensure compliance with the Environmental Statement.

13. Site Wide Energy & Sustainability Strategy

Prior to commencement of development (excluding any demolition), an Energy & Sustainability Strategy detailing how low carbon energy sources will be utilised to meet both adopted Part L Building Regulations Requirements and the regulated carbon reduction target of 10% from on-site renewable energy sources, shall be submitted and approved in writing by the Local Planning Authority.

The proposed energy efficiency and low carbon measures shall be outlined within a detailed energy and sustainability strategy for the relevant Phase or Sub-Phase with the details submitted alongside the relevant reserved matters application. The energy and low carbon measures shall be incorporated within the development in accordance with the updated Energy & Sustainability Strategy which demonstrates the reduction in annual CO2 emissions across the site of at least 19% in accordance with Building Regulations 2021 Part L and associated Approved Documents.

Reason: To achieve a highly efficient and sustainable form of development and to accord with the National Planning Policy Framework and Core Policy 8 of the Core Strategy 2008 and the guidance contained in the Council's Developer's Guide Part 4 (2008) and

the National Planning Policy Framework and to ensure compliance with the Environmental Statement.

14. Site Wide Delivery & Servicing Strategy

No development shall commence (excluding any demolition) until a Site Wide Strategy for Delivery and Servicing has been submitted to and approved by the Local Planning Authority in writing. The Site Wide Delivery and Servicing Strategy shall detail the site wide approaches to the management of deliveries, emergency access, collection of waste and recyclables, times and frequencies of deliveries and collections/ silent reversing methods/ location of loading bays and vehicle movement in respect of the whole development. The approved measures shall be implemented and thereafter retained for the lifetime of the development.

Prior to the commencement of development works (excluding demolition) within any Phase or Sub-Phase, a detailed Delivery and Servicing Plan for that Phase or Sub-Phase shall be submitted to and approved in writing by the Local Planning Authority. The approved measures shall be implemented and thereafter retained for the lifetime of the residential or commercial uses in the relevant parts of the site.

Reason: In order to ensure that satisfactory provision is made for servicing and deliveries and to ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by noise, in accordance with Policy T3 of The Adopted Local Plan for Slough 2004, Policies 7 and 10 of the adopted Core Strategy 2006- 2026 and the guidance contained in the Council's Developer's Guide Part 3 (2008) and the National Planning Policy Framework and to ensure compliance with the Environmental Statement.

15. Site Wide Waste, Recycling & Refuse Management Strategy

No development shall commence (excluding any demolition) until a Site Wide Strategy for the Management, Storage and Collection of Waste, Recycling and Refuse has been submitted to and approved the Local Planning Authority in writing. The Site Wide Waste, Recycling and Refuse Management Strategy shall detail the site wide approaches to the management of waste in respect of the whole development and shall include a programme of measures to:

- Minimise, re-use and re-cycle waste;
- Minimise the pollution potential of unavoidable waste;
- Provide for on-site secure storage of waste awaiting collection; and
- Dispose of unavoidable waste in an environmentally safe manner.

The approved measures shall be implemented and thereafter retained for the lifetime of the development.

Prior to the first occupation of any Phase or Sub-Phase a detailed Waste, Recycling and Refuse Plan for that Phase or Sub-Phase shall be submitted to and approved in writing by the Local Planning Authority. The approved measures shall be implemented and thereafter retained for the lifetime of the residential or commercial uses in the relevant parts of the site.

Reason: In order to ensure that environmentally satisfactory provisions are made for refuse storage, recycling and collection and to ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by noise or

odours in accordance with Policy T3 of The Adopted Local Plan for Slough 2004, Policies 7 and 10 of the adopted Core Strategy 2006-2026 and the guidance contained in the Council's Developer's Guide Part 3 (2008) and the National Planning Policy Framework and to ensure compliance with the Environmental Statement.

16. Biodiversity Net Gains Strategy

No development shall commence (excluding any demolition) until a sitewide Biodiversity Net Gains strategy showing that the development will achieve 10% Biodiversity Net Gains across the development using the Biodiversity Metric 3.0, has been submitted to and approved in writing by the Local Planning Authority. The development (within each Phase or Sub-Phase) shall be carried out and thereafter maintained in accordance with the approved Site Wide Biodiversity Net Gains Strategy.

Reason: To deliver Biodiversity Net Gains within the planning application site in accordance with the National Planning Policy Framework and Core Policy 9 of the Core Strategy 2006-2026 and to comply with the recommendations of the Council's Ecologist's Report.

17. Details of Access

Full details of the design, siting and layout of all new and modified accesses to each Phase or Sub-Phase, or relevant part thereof, including access for pedestrians and cyclists, visibility splays and a programme for their provision within that Phase or Sub-Phase shall be included within the respective reserved matters applications in respect of that Phase or Sub-Phase. The development shall be carried out in accordance with the approved details and programme and the accesses shall be maintained and managed thereafter.

Reason: To ensure that the proposed development does not prejudice the free flow of traffic or conditions of general safety on the local highway network in accordance with Policy T3 of the Adopted Local Plan for Slough 2004, Policies 7 and 10 of the Adopted Core Strategy 2006-2026 and the guidance contained in the Council's Developer's Guide Part 3 (2008) and the National Planning Policy Framework and to ensure compliance with the Environmental Statement.

18. Inclusive Access

Full details of the means of vehicular access, parking and turning facilities together with associated means of access for disabled and/or mobility impaired pedestrians, and where appropriate, accessible transport vehicles over 2m in height in respect of each Phase or Sub-Phase, or relevant part thereof, shall be included within the respective reserved matters applications or that Phase or Sub-Phase. The development shall be carried out in accordance with the approved details prior to first occupation of the relevant Phase or Sub-Phase and the provisions shall be permanently maintained and managed thereafter.

Reason: To ensure that safe and inclusive access is provided to all parts of the Development in accordance with Policy T3 of the Adopted Local Plan for Slough 2004, Policies 7 and 10 of the Adopted Core Strategy 2006-2026 and the guidance contained in the Council's Developer's Guide Part 3 (2008) and the National Planning Policy Framework, and to ensure compliance with the Environmental Statement.

19. Ground Contamination - Phase 2 Intrusive Investigation Method Statement

Based on the findings of the Phase 1 Desk Study dated 25th October 2021, prior to demolition works, no development within a Phase or Sub-Phase shall commence (excluding any demolition) until an Intrusive Investigation Method Statement (IIMS) has been submitted to and approved in writing by the Local Planning Authority. The IIMS shall be prepared in accordance with current guidance, standards and approved Codes of Practice including, but not limited to, BS5930, BS10175, CIRIA C665 & C552 and BS8576. The IIMS shall include, as a minimum, a position statement on the available and previously completed site investigation information, a rationale for the further site investigation required, including details of locations of such investigations, details of the methodologies, sampling and monitoring proposed. Thereafter, the development shall be carried out in accordance with the approved IIMS.

Reason: To ensure that the type, nature and extent of contamination present, and the risks to receptors are adequately characterised, and to inform any remediation strategy proposal and in accordance with Policy 8 of the Core Strategy 2008 and the National Planning Policy Framework, and to ensure compliance with the Environmental Statement.

20. Ground Contamination - Quantitative Risk Assessment and Site-Specific Remediation Strategy

No development within a Phase or Sub-Phase shall commence (excluding any demolition) until a Quantitative Risk Assessment (QRA) has been prepared for the relevant part of the site, based on the findings of the intrusive investigation. The risk assessment shall be prepared in accordance with the Contaminated Land report Model Procedure (CLR11) and Contaminated Land Exposure Assessment (CLEA) framework, and other relevant current guidance. This must first be submitted to and approved in writing by the Local Planning Authority and shall as a minimum, contain, but not limited to, details of any additional site investigation undertaken with a full review and update of the preliminary Conceptual Site Model (CSM) (prepared as part of the Phase 1 Desk Study), details of the assessment criteria selected for the risk assessment, their derivation and justification for use in the assessment, the findings of the assessment and recommendations for further works. Should the risk assessment identify the need for remediation, then details of the proposed remediation strategy shall be submitted in writing to and approved by the Local Planning Authority. The Site-Specific Remediation Strategy (SSRS) shall include, as a minimum, but not limited to, details of the precise location of the remediation works and/or monitoring proposed, including earth movements, licensing and regulatory liaison, health, safety and environmental controls, and any validation requirements. Thereafter, the development shall be carried out in accordance with the approved QRA.

Reason: To ensure that potential risks from land contamination are adequately assessed and remediation works are adequately carried out, to safeguard the environment and to ensure that the development is suitable for the proposed use and in accordance with Policy 8 of the Core Strategy 2008 and the National Planning Policy Framework, and to ensure compliance with the Environmental Statement.

21. Ground Contamination – Remediation Validation

No development within any Phase or Sub-Phase subject to remediation works carried out pursuant to the Phase 3 Quantitative Risk Assessment and Site-Specific Remediation

Strategy condition shall be occupied until a full Validation Report for the purposes of human health protection has been submitted to and approved in writing by the Local Planning Authority. The report shall include details of the implementation of the remedial strategy and any contingency plan works approved pursuant to the Site-Specific Remediation Strategy condition above. In the event that gas and/or vapour protection measures are specified by the remedial strategy, the report shall include written confirmation from a Building Control Regulator that all such measures have been implemented.

Reason: To ensure that remediation work is adequately validated and recorded, in the interest of safeguarding public health and in accordance with Policy 8 of the Core Strategy 2008 and the National Planning Policy Framework, and to ensure compliance with the Environmental Statement.

22. Phase 4 Verification report

Prior to the occupation of any Phase or Sub-Phase pursuant to the Phase 3 Quantitative Risk Assessment and Site Specific Remediation Strategy a full Validation Report for the respective Phase or Sub-Phase, for the purposes of human health protection, shall be submitted to the Local Planning Authority. The report shall include details of the implementation of the remedial strategy and any contingency plan works approved pursuant to the Site-Specific Remediation Strategy condition above. In the event that gas and/or vapour protection measures are specified by the remedial strategy, the report shall include written confirmation from a Building Control Regulator that all such measures have been implemented.

Reason: To ensure that remediation work is adequately validated and recorded, in the interest of safeguarding public health and in accordance with Policy 8 of the Core Strategy 2008

23. No Piling

No piling shall take place in any Phase or Sub-Phase until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface water infrastructure, and the programme for the works) for the respective Phase or Sub-Phase has been submitted to and approved in writing by the Local Planning Authority. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: The proposed works will be in close proximity to underground water utility infrastructure. Piling has the potential to impact on local underground water utility infrastructure, in accordance with the National Planning Policy Framework.

24. Foul Drainage (Thames Water)

No Phase or Sub-Phase shall be occupied until confirmation has been provided that either: -

1. All foul water network upgrades required to accommodate the additional flows from the Phase or Sub-Phase have been completed; or
2. A development and infrastructure phasing plan has been agreed with the Local Authority in consultation with Thames Water to allow development in the Phase or Sub-

Phase to be occupied. Where a development and infrastructure phasing plan is agreed, no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan

has been submitted to and approved in writing by the Local Planning Authority, for the relevant Phase or Sub-Phase. No development shall be carried out until detailed Foul Drainage strategies for each relevant Phase or Sub-Phase are submitted to and approved in writing by the Council.

Reason: The development may lead to sewage flooding; to ensure that sufficient capacity is made available to cope with the new development; and in order to avoid adverse environmental impact upon the community in accordance with Policies 8 and 9 of the Core Strategy 2008 and the National Planning Policy Framework.

25. Drainage (Surface Water)

No Phase or Sub-Phase shall be occupied until confirmation has been provided that either:

1. All surface water network upgrades required to accommodate the additional flows from the development (within the relevant Phase or Sub-Phase) have been completed; or
2. A development and infrastructure phasing plan has been agreed with the Local Authority in consultation with Thames Water to allow development (within the relevant Phase or Sub-Phase) to be occupied. Where a development and infrastructure phasing plan is agreed, no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan.

No development shall be carried out until detailed surface water strategies for each relevant Phase or Sub-Phase has been submitted to and approved in writing by the Council. The development shall be carried out in accordance with the approved surface drainage strategy, prior to occupation within the relevant Phase or Sub-Phase, and shall be permanently retained thereafter for the lifetime of the development.

Reason: To ensure that surface water discharge from the site is satisfactory and shall not prejudice the existing sewerage systems in accordance with Policies 8 and 9 of the adopted Core Strategy 2006 – 2026, the Council's Development Plan Document – Developer's Guide Part 4 Section 6 (2016) and the National Planning Policy Framework.

26. Drainage

No development within a Phase or Sub-Phase shall commence (excluding any demolition), within 5m of the water main, until information detailing how the developer intends to divert the asset / align the development, so as to prevent the potential for damage to subsurface potable water infrastructure, has been submitted to and approved in writing by the Local Planning Authority in consultation with Thames Water. The development shall be carried out in accordance with any approved diversion strategies, prior to occupation within the relevant Phase or Sub-Phase, and shall be permanently retained thereafter for the lifetime of the development.

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 policies, and the requirements of the National Planning Policy Framework.

27. Infiltration of Surface Water

No drainage systems for the infiltration of surface water to the ground are permitted other than with the written consent of the Local Planning Authority. Any proposals for such systems must be supported by an assessment of the risks to controlled waters. The development shall be carried out in accordance with the approved details.

Reason: To ensure that surface water discharge from the site is satisfactory and shall not prejudice the existing sewerage systems in accordance with Policies 8 and 9 of the adopted Core Strategy 2006 – 2026, the Council's Development Plan Document – Developer's Guide Part 4 Section 6 (2016) and the National Planning Policy Framework.

28. Secure By Design

No Phase or Sub-Phase shall be occupied until evidence has been submitted to and approved in writing by the Local Planning Authority to demonstrate how the applicant has used reasonable steps to incorporate measures to comply with the principles of Secured by Design for that Phase or Sub-Phase, including details of any proposed CCTV equipment. The approved security measures shall be implemented, maintained and retained thereafter.

Reason: In order to minimise opportunities for crime and anti-social behaviour in accordance with Policy EN5 of The Adopted Local Plan for Slough 2004 and Core Policies 8 and 12 of the adopted Core Strategy 2006-2026 and the National Planning Policy Framework.

29. Materials

Prior to commencement of any above ground works within each Phase or Sub-Phase, details of the materials to be used on the external faces of the buildings within that Phase or Sub-Phase shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, each Phase or Sub-Phase shall be carried out in accordance with the approved details.

Reason: To ensure the detailed design and appearance of the buildings are of a good quality to comply with policies EN1, EN3 and EN5 of The Local Adopted Plan for Slough 2004, Core Policies 8 and 9 of the Slough Local Development Framework Core Strategy 2006-2026, and the guidance contained in the Council's Developer's Guide Part 4 (2008) and the National Planning Policy Framework and the National Model Design Code.

30. Detailed Drawings

As part of or alongside the submission of any Reserved Matters application detailed drawings, sections and plans at a scale of 1:200 of the building facades along with bay studies at a scale of no less than 1:50 in respect of each Phase or Sub-Phase of development shall be submitted to the Local Planning Authority for approval in writing. The development shall be carried out in accordance with the approved details.

Reason: To ensure the detailed design and appearance of the buildings are of a good quality to comply with policies EN1, EN3 and EN5 of The Local Adopted Plan for Slough 2004, Core Policies 8 and 9 of the Slough Local Development Framework Core Strategy 2006-2026, and the guidance contained in the Council's Developer's Guide Part 4 (2008)

and the National Planning Policy Framework and the National Model Design Code.

31. Hard and Soft Landscape Design and Wayfinding

Details of all hard and soft landscaping scheme for each Phase or Sub-Phase shall be submitted to and approved in writing by the Local Planning Authority, prior to commencement of works on that Phase or Sub-phase. The details shall be submitted as part of the reserved matters submissions and shall be approved in writing prior to commencement of any works above ground within that Phase or Sub-phase. The detailed landscape scheme shall include:

- a) Proposed and existing (where retained) finished floor levels and/or contours;
- b) Proposed hard landscape materials;
- c) Proposed boundary treatments and means of enclosure;
- d) Details of wayfinding, signage and street furniture ensuring that the proposed street furniture is designed and sited to be fully inclusive and accessible for all users and will not provide any obstruction to disabled persons or people of impaired mobility and/or sight;
- e) Proposed soft landscaping, noting species, plant sizes / heights, and numbers/densities as appropriate, which shall include bee-friendly species, along with details of staking/guying, mulching, feeding and watering;
- f) A schedule of landscape maintenance for a minimum 10-year period;
- g) Details of how the landscape within the respective Phase or Sub-Phase individually achieves, or contributes towards a site-wide, biodiversity net gain.

The approved scheme of soft landscaping shall be implemented no later than the first planting season following completion of the relevant Phase or Sub-Phase. Within a five-year period following implementation, if any of the new or retained trees or shrubs die, are removed, or become seriously damaged or diseased, they shall be replaced within the next planting season with another of the same species and size unless otherwise agreed in writing with the Local Planning Authority.

The wayfinding, signage and/or street furniture as approved shall be installed prior to occupation of the last dwelling within the relevant Phase or Sub-Phase and shall be permanently retained thereafter.

Reason: To ensure the development is landscaped in the interests of the visual amenities of the area, and ensure the retention and replacement of tree planting, and deliver a biodiversity net gain, in accordance with Policy EN1 and EN3 of The Adopted Local Plan for Slough 2004, Core Policies 8 and 9 of the Slough Local Development Framework Core Strategy 2006-2026, and the guidance contained in the Council's Developer's Guide Part 4 (2008) and the National Planning Policy Framework.

32. External Lighting Scheme

Prior to the construction of any part of the public realm or landscaping areas within a Phase or Sub-Phase details of a lighting scheme (to include the location, design of lighting features, the nature and levels of illumination in accordance with the approved Secure by Design measures under condition 28) shall be submitted to the local planning authority and approved in writing, in accordance with the approved construction phasing plan. The lighting scheme within the relevant part of the development shall be implemented prior to first occupation of the relevant Block within the relevant Phase or Sub-Phase and maintained in accordance with the details approved.

Reason: To ensure that a satisfactory lighting scheme is implemented as part of the development in the interests of residential and visual amenity and in the interest of crime prevention to comply with the provisions of Policies EN1 and EN5 of The Adopted Local Plan for Slough 2004 and policy 12 of the adopted Core Strategy 2006-2026 and the National Planning Policy Framework.

33. Public Art

Prior to the installation of any public art within the relevant Phase or Sub-Phase (including Interim public art as part of a hoarding strategy), details of that public art shall be submitted to and approved in writing by the Local Planning Authority. The details shall include a timeframe for implementation of the public art within the relevant Phase or Sub-phase (including construction phases). The scheme for public art as approved shall be carried out in accordance with the approved implementation timeframe within the relevant Phase or Sub-Phase and shall be permanently retained thereafter (with the exception of any Interim public art installed as part of the hoarding strategy).

Reason: To ensure a high-quality public realm in accordance with Policy EN1 of the Local Plan and Core Policy 8 of the Core Strategy.

34. Noise Assessment and Mitigation Design Report

No development within a Phase or Sub-Phase shall commence until a detailed noise assessment and mitigation design report, for that Phase or Sub-Phase is submitted to the Local Planning Authority for approval in writing. The assessment will include consideration of potential noise impacts from existing noise sources, such as road, rail, air traffic, commercial noise and plant, and proposed noise sources, including but not limited to, the increase in road traffic noise, plant noise and commercial noise, on both existing and proposed noise sensitive receptors. The assessment shall be made in accordance BS4142:2014+A1:2019 and to BS8233:2014.

The assessment will also include a noise mitigation scheme which will demonstrate how the design, orientation, internal layouts and additional mitigation measures will minimise adverse noise impacts and provide an acceptable level of amenity for future residents. The scheme will include detailed specifications for any acoustic enclosures, screening, glazing, ventilation and cooling that are identified as necessary to protect the future residents. In the event that windows will need to be closed to provide acceptable internal noise levels, an overheating assessment will also need to be submitted and approved by the Local Planning Authority.

A suitable air ventilation system, details of which shall be submitted as part of the noise impact assessment, including a schematic drawing showing the proposed ducting, intake and extract locations, if applicable, and datasheets indicating that the chosen product meets noise reduction requirements with consideration of break-out noise. The measures set out in the approved mitigation scheme will be fully implemented in the construction of the residential development and retained in good working order at all times in the future.

Reason: In the interests of the amenities of the area in accordance with Core Policy 8 of the Slough Local Development Framework Core Strategy 2006-2026, and the guidance set out in the National Planning Policy Framework and to comply with the recommended mitigation measures in the Environmental Statement.

35. Biodiversity Net Gains

No development within a Phase or Sub-Phase shall commence (excluding any demolition) until a detailed Biodiversity Net Gains (BNG) Report for the relevant Phase or Sub-Phase has been carried out which demonstrates compliance with the approved Sitewide Biodiversity Net Gains Strategy. The detailed BNG assessment report shall include detailed results from the metric, including:

- baseline habitat descriptions; and
- condition assessment proformas, which could be presented in an appendix with the headline results in the main report.

All related works shall be maintained for a minimum period of 30 years.

The details of the Phase or Sub-Phase BNG provisions shall be submitted to and approved in writing by the Local Planning Authority prior to above ground works within the relevant Phase or Sub-Phase. The Development within a Phase or Sub-Phase shall be implemented in accordance with the approved Sitewide BNG Strategy and detailed BNG Report for that Phase or Sub-phase and shall be permanently maintained for the lifetime of the development.

Reason: To deliver Biodiversity Net Gains within the planning application site in accordance with the NPPF and Core Policy 9 of the Core Strategy 2006-2026 and to comply with the recommendations of the Council's Ecologist's Report.

36. Bat Survey

No demolition of any buildings, structures or commencement of evasive works shall take place on the site, until an updated detailed Bat Survey is carried out to determine the presence / likely absence of bats and the findings are submitted to the Local Planning Authority for approval. A tool-box talk should be given to all contractors working on the demolition with directions set out as to how to proceed if any bats are encountered.

The submitted bat survey should contain the following as part of a report:

- Appointment of Inspection team and terms of reference
- Monitoring of Bats foraging activities (pre and post Demolition and construction phase)
- Inspect Buildings for Bat roosts internal and external including below ground level.
- Framework of continual inspection during demolition and construction phases.
- Migrate policy and license for the re-allocation of the Bat population.
- Implementation of a migration policy guideline and locations statement
- Long-term monitoring the effects of the Migration policy and relocation activities.

Thereafter, all works of demolition shall be carried out in accordance with the approved bat survey.

Reason: To ensure a precautionary approach is taken in respect of any demolition of the buildings and that a preconstruction check is undertaken of the roofs to determine the presence of any bat roosts in accordance with the National Planning Policy Framework and Core Policy 9 of the Core Strategy 2006-2026 and to comply with the recommendations of the Council's Ecologist's Report and the Habitats Directive Article

37. Energy Statement Compliance (Residential)

Within 3 months following final occupation of the residential dwellings within a Phase or Sub-Phase, evidence shall be submitted that the measures set out within the Detailed Energy Statement approved under the relevant Reserved Matters approval, have been implemented in accordance with the approved details within the relevant Phase or Sub-Phase.

Reason: In the interests of energy conservation and reduction of CO2 emissions, in accordance with policies CP8 and the National Planning Policy Framework.

38. Energy Statement Compliance (Non-residential)

Within 3 months following final occupation of the any office floorspace within a Phase or Sub-Phase or of the first non-residential premises within any Phase or Sub-Phase, evidence shall be submitted that the measures set out within the Detailed Energy Statement approved under the relevant Reserved Matters approval, have been implemented in accordance with the approved details within the relevant Phase or Sub-Phase.

Reason: In the interests of energy conservation and reduction of CO2 emissions, in accordance with policy 8 of the adopted Core Strategy 2006-2026 and the National Planning Policy Framework.

39. Very good BREEAM requirement

Within 3 months following final occupation of any non-residential use within a Phase or Sub-Phase, an Energy Strategy report shall be submitted to and approved in writing by the Council to demonstrate that a 'very good' Building Research Establishment Environmental Assessment Method (BREEAM) rating for non-residential buildings, can be achieved maximising passive solar gains, natural ventilation, water efficiency measures and the potential for home composting and food production. Detailed strategies for each relevant Phase or Sub-Phase shall be submitted to and approved in writing by the Council, following occupation of any non-residential building within a relevant Phase or Sub-Phase.

Reason: In the interests of energy conservation and reduction of CO2 emissions, in accordance with Policy 8 of the adopted Core Strategy 2006-2026 and the National Planning Policy Framework.

40. Overheating Strategy

Prior to the construction of any above ground development within any Phase or Sub-Phase an overheating assessment shall be undertaken in accordance with CIBSE TM59 and CIBSE TM52 methodology (as appropriate) using current (i.e. 2020) climate data and results, demonstrating how the risk of overheating will be mitigated, and shall be submitted to and approved in writing by the Local Planning Authority. The overheating assessment shall assess the risks of overheating within the dwellings and offices which have exposure to solar radiation. The assessment shall also include where necessary, proposed mitigation measures including the need for air cooling or air conditioning systems. The proposed mitigation scheme within each Development Block, shall be implemented in accordance with the approved details prior to occupation of the relevant part of the development.

Reason: To reduce the risk of overheating within the development to ensure the proposed residential accommodation will be constructed to a good standard in accordance with Policy EN1 of The Adopted Local Plan for Slough 2004, Core Policy 8 of the Slough Local Development Framework Core Strategy 2006-2026, and the guidance contained in the Council's Developer's Guide Part 4 (2008) and the National Planning Policy Framework.

41. Sustainable Urban Drainage (SUDs) Systems

Alongside each reserved matters application for any Phase or Sub-Phase, a detailed surface water drainage scheme which demonstrates how the Development accords with the relevant approved site wide surface water drainage scheme, shall be submitted to and approved, in writing, by the Local Planning Authority. This scheme, will include:

- a) Demonstration that source control SuDS (such as permeable paving, green/brown/blue roofs) and additional above ground SuDS are prioritised in each Phase or Sub-Phase
- b) Water quality assessment demonstrating that the total pollution mitigation index equals or exceeds the pollution hazard index; priority should be given to above ground SuDS components
- c) Discharge rates are to be limited to the greenfield runoff rate calculated using FEH methods and appropriate input parameters
- d) Ground investigations including:
 - Infiltration in full accordance with BRE365
 - Groundwater level monitoring over the winter period
- e) Subject to infiltration being unviable, the applicant shall demonstrate that an alternative means of surface water disposal is practicable subject to the drainage hierarchy as outlined in CIRIA SuDs Manual.
- f) Where necessary, groundwater mitigation measures to prevent ingress into surface water drainage system, and supported by floatation calculations based on groundwater levels encountered during winter monitoring (November-March)
- g) Full construction details of all SuDS and drainage components
- h) Detailed drainage layout with pipe numbers, gradients and pipe sizes complete, together with storage volumes of all SuDS components
- i) Calculations to demonstrate that the proposed drainage system can contain up to the 1 in 30 storm event without flooding. Any onsite flooding between the 1 in 30 and the 1 in 100 plus climate change storm event should be safely contained on site.
- j) Details of proposed overland flood flow routes in the event of system exceedance or failure, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants, or to adjacent or downstream sites.
 - Flow depth
 - Flow volume
 - Flow direction

The approved scheme for each Phase or Sub-Phase shall subsequently be implemented in accordance with the approved details before development within the relevant Phase or Sub-Phase is completed and shall be permanently retained thereafter.

Reason: To ensure that a sustainable drainage strategy has been agreed in accordance with Paragraph 163 of the National Planning Policy Framework to ensure that there is a satisfactory solution to managing flood risk.

42. Car Parking Provision

No development within a Phase or Sub-Phase shall commence (excluding any demolition) until the Local Planning Authority has approved a programme of car parking provision for that Phase or Sub-Phase including, where applicable:

- Total number of spaces (including accessible parking)
- Pedestrian routes within the car parks;
- Details of car parking for people with disabilities, parents with toddlers;
- Means of access, access controls and egress, including location of any barriers;
- Working details of any ramps and entrances, exits, including any consequential amendments to the widths;
- Vertical clearance heights;
- Layout and operation of car parks;
- Details of the ventilation of any basement or below ground car parking.

The approved measures shall be fully implemented prior to occupation of the relevant Phase or Sub-Phase and thereafter retained.

The residential car parking provision shall not exceed the per residential unit ratio of 0.3 across the site. The office car parking provision shall not exceed the ratio of 1 space per 100sqm across the site. The car parking maximum ratios excludes the 16 rapid charger and any car club spaces. The resident spaces across the Site shall include a minimum of 20% active Electrical Charging Points and 80% passive provision for future Electrical Charging Provisions. The active residential electric vehicle charging points must have a 'Type 2' socket and be rated to at least 3.6kW 16amp up to 7kW 30amp single phase. 5% of all car spaces shall be designed to wheelchair accessible standards.

Reason: To ensure sufficient car parking is provided for each Phase or Sub-Phase of development, in accordance with Policy T2 of the Adopted Local Plan (2004), Policies 7 and 8 of the Core Strategy 2008, the guidance contained in the Council's Developer's Guide Part 3 (2008) and the National Planning Policy Framework.

43. Car Park Management Plan

Prior to the occupation of any Phase or Sub-Phase a Car Park Management Plan shall be submitted to and approved in writing by the Local Planning Authority, detailing for both office and residential uses, the allocation of parking spaces to occupiers/residents and visitors, and which parking spaces will be fitted with Electric Vehicle Charging Points and which spaces will be designed to accessible standards. Each Phase or Sub-Phase shall not be occupied otherwise than in accordance with the approved Car Park Management Plan.

Reason: To ensure that there is adequate parking available at the site, in accordance with Policy T2 of the Adopted Local Plan (2004), Policies 7 and 8 of the Core Strategy 2008, the guidance contained in the Council's Developer's Guide Part 3 (2008) and the National Planning Policy Framework.

44. Cycle parking facilities

Prior to commencement of above ground floor level works within each Phase or Sub-Phase details of cycle parking including specifications of the cycle parking racks and storage facilities for that Phase or Sub-Phase shall be submitted and approved in writing by the Local Planning Authority. One cycle space per 125m² is required for any Class E

(office) floorspace. The cycle facilities shall be implemented prior to the occupation of the relevant Phase or Sub-Phase and shall be retained thereafter 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, to meet the objectives of the Slough Integrated Transport Strategy, Core Policy 7 of the Slough Local Development Framework Core Strategy 2006-2026, and the guidance contained in the Council's Developer's Guide Part 3 (2008) and the National Planning Policy Framework

45. Proposed Site Wide Cycle Routes

No development within a Phase or Sub-Phase shall commence (excluding any demolition), until a detailed plan has been provided which identifies the Site Wide Cycle Routes, outlining all cycle routes within and serving that Phase or Sub-Phase, including linkages to the local cycle route network and details of associated road markings and signage, and a programme for the provision thereof approved by the local planning authority. The approved details shall be implemented in full in accordance with the approved programme and the cycle routes, markings, and signage shall thereafter be retained and kept available at all times.

Reason: To ensure that the proposed development does not prejudice the free flow of traffic or conditions of general safety on the local highway network in accordance with Policy T3 of the Adopted Local Plan for Slough 2004, Policies 7 and 10 of the Adopted Core Strategy 2006-2026 and the guidance contained in the Council's Developer's Guide Part 3 (2008) and the National Planning Policy Framework.

46. Travel plan

Prior to commencement of the development, a detailed update to the Framework Travel Plan (dated June 2022) shall be submitted to and approved in writing by the Local Planning Authority for the Site. The development shall be carried out in accordance with the approved updated Framework Travel Plan.

Reason: To ensure that the proposed development is in accordance with Policy T8 of The Adopted Local Plan for Slough 2004, to meet the objectives of the Slough Integrated Transport Strategy, Core Policy 7 of the Slough Local Development Framework Core Strategy 2006-2026, and the guidance contained in the Council's Developer's Guide Part 4 (2008) and the National Planning Policy Framework.

47. Prior to commencement of development within each Phase or Sub-Phase (excluding any demolition), detailed plans, tracking analysis and sections of the vehicular access junctions to and from the A4 access road to the site, and access control arrangements shall be submitted to and approved in writing by the Local Planning Authority. The junctions shall be designed to ensure that all vehicles (including refuse and HGVs) can safely access/egress the site. The accesses, junctions and access control arrangements shall be implemented in full in accordance with the approved details, prior to first occupation of the relevant Phase or Sub-Phase and shall thereafter be permanently retained.

Reason: To ensure safe access/egress is provided (for all vehicles, including refuse vehicles and fire engines) and that the proposed development does not prejudice the free flow of traffic or conditions of general safety on the local highway network in accordance

with Policy T3 of The Adopted Local Plan for Slough 2004, Policies 7 and 10 of the adopted Core Strategy 2006-2026 and the guidance contained in the Council's Developer's Guide Part 3 (2008) and the National Planning Policy Framework.

48. Wind Microclimate Assessment and Mitigation Scheme

Prior to commencement of works above ground level within each Phase or Sub-Phase, details of the microclimate mitigation measures that are necessary to provide an appropriate wind environment throughout and surrounding the development, within that Phase or Sub-Phase, with specific consideration of wind impacts on the public squares, parks and pedestrian routes, shall be submitted to and approved in writing by the Local Planning Authority. The Wind Microclimate Measures shall be submitted following a submission and approval of a detailed Wind Microclimate Assessment of the wind conditions on, around and within the Phase or Sub-Phase shall be submitted to and approved in writing by the Local Planning Authority, prior to commencement of Development within the relevant Phase or Sub-Phase. The Wind Microclimate Assessment of each Phase or Sub-Phase, shall take account of the phasing of the scheme and the impact of other Phases or Sub-Phases. The wind microclimate measures shall be implemented in accordance with the approved details prior to occupation of the relevant Phase or Sub-Phase and shall be permanently retained and maintained thereafter.

Reason: To ensure that suitable measures are incorporated to mitigate potential adverse wind environments arising from the development, in accordance with the National Planning Policy Framework.

49. Internal Noise

Internal noise levels shall not exceed recommended noise levels of 30dB in bedrooms at night and 35dB in living rooms during the day. External amenity space will be expected to comply with the 50-55dB noise level recommendation, where possible. The assessment of impact to residential receptors should be made in reference to BS8233.

Reason: In the interests of the amenities of the occupiers and area in accordance with Policy EN1 of the Local Plan and Core Policy 8 of the Slough Local Development Framework Core Strategy 2006-2026, and the guidance set out in the National Planning Policy Framework.

50. Plant Noise and External Noise

The plant noise rating levels within each Phase or Sub-Phase shall not exceed 5dB below the typical minimum LA90 (15 minute) background noise level at the positions of nearby offsite sensitive receptors and shall be assessed in accordance with the most recent update of BS4142. To prevent gradually creeping background levels over time, the unrated 'Specific' sound level should not exceed 10dB below the typical minimum LA90 (15 minute) background sound level at the positions of offsite sensitive receptors, except where the LA90 (15 minute) background sound level is below 30dBA or if otherwise agreed with the Local Planning Authority in consultation with the Environmental Health Officer.

Reason: In the interests of the amenities of the occupiers and area in accordance with Policy EN1 of the Local Plan and Core Policy 8 of the Slough Local Development Framework Core Strategy 2006-2026, and the guidance set out in the National Planning

Policy Framework.

51. Commercial uses hours of operation

Town centre uses including Sui Generis, Class F and E Uses shall not be permitted to be open to customers outside the hours of 07.00-23.00 Monday to Sunday unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the amenities of surrounding occupiers are not unduly affected by noise and other disturbance, in accordance with Policy EMP2 and OSC15 of The Adopted Local Plan for Slough 2004, Core Policies 1 and 6 of the Slough Local Development Framework Core Strategy 2006-2026 (2008) and the National Planning Policy Framework.

52. Odour Abatement System

Prior to commencement of relevant fit out works for each respective retail/restaurant unit, details of the installation, operation, and maintenance of the best practicable odour abatement equipment and extract system for that unit shall be submitted to and approved in writing by the Local Planning Authority, including the height of the extract duct and vertical discharge outlet, in accordance with the 'Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems' January 2005 by DEFRA. Approved details shall be implemented prior to occupation of the relevant unit and thereafter be permanently retained, unless subsequently otherwise approved in writing by the Local Planning Authority.

Reason: To ensure that nearby premises are not unduly affected by odour and disturbance in the interests of the amenities of the area in accordance with Core Policy 8 of the Slough Local Development Framework Core Strategy 2006-2026, and the guidance set out in the National Planning Policy Framework.

53. Shopfronts – Clear Glass/Non-Mirrored

The window glass of any shopfront hereby approved shall be clear and shall not be mirrored, tinted or otherwise obscured and shall be permanently retained as such, unless otherwise agreed in writing by the Local Planning Authority.

Reason: 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 Adopted Local Plan for Slough 2004, Core Policies 8 and 9 of the Slough Local Development Framework Core Strategy 2006-2026, and the guidance contained in the Council's Developer's Guide Part 4 (2008) and the National Planning Policy Framework.

54. Shopfronts – No Roller Shutters

No roller shutters shall be installed on any shopfront, commercial entrance or display facade hereby approved unless otherwise agreed in writing by the Local Planning Authority.

Reason: 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 Adopted Local Plan for Slough 2004, Core Policies 8 and 9 of the Slough Local Development Framework Core Strategy 2006-2026, and the guidance contained in the Council's

Developer's Guide Part 4 (2008) and the National Planning Policy Framework.

55. Fire Statements

A detailed fire strategy shall be submitted to and approved in writing by the Local Planning Authority, alongside the submission of each Reserved Matters application. The fire strategy for the relevant part of the Development should be developed and written in line with Fire Safety Building Regulations Approved Document B and/or the relevant British Standards 9991 (as subsequently amended). Thereafter, the development shall be carried out in accordance with the approved fire strategy.

Reason: To ensure that the Development contributes to the minimisation of potential fire risk in accordance with National Planning Policy Framework.

56. Wheelchair User Dwellings

A minimum of 5% of the total residential units within the development shall be provided as Wheelchair Adaptable Homes and shall be provided to Building Regulation requirement M4(3) (2)(a) as Wheelchair Adaptable Dwellings. The Wheelchair Adaptable Homes shall be shown on the submitted plans for each reserved matters application to which they relate and shall be implemented in accordance with the approved plans.

Reason: To ensure that the development provides for the changing circumstances of occupiers and responds to the needs of people with disabilities, in accordance with Policy EN1 of The Adopted Local Plan for Slough 2004, Core Policies 3, 4 and 8 of the Slough Local Development Framework Core Strategy 2006-2026, and the guidance contained in the Council's Developer's Guide Part 4 (2008) and the National Planning Policy Framework.

57. Level Thresholds

The ground floor entrances, entry doors and integral lift/stair cores to all publicly accessible buildings within all Phases and Sub-Phases shall not be less than 1 metre wide and the threshold shall be level to the path fronting the entrance to ensure level access.

Reason: In order to ensure the development provides ease of access for all users, in accordance with Local Plan policy EN1 and Core Policies 3, 4 and 8 of the Slough Local Development Framework Core Strategy 2006-2026, and the guidance contained in the Council's Developer's Guide Part 4 (2008) and the National Planning Policy Framework.

58. No other alterations to the buildings

No alterations shall be carried out to the external appearance of the development hereby approved, including the installation of air conditioning units, water tanks, or extraction equipment, not shown on the approved drawings, unless agreed in writing with the Local Planning Authority.

Reason: To ensure a satisfactory external appearance and prevent harm to the street scene, and to safeguard the amenities of neighbouring residential occupiers, in accordance with Policy EN1 of The Adopted Local Plan for Slough 2004, Core Policy 8 of the Slough Local Development Framework Core Strategy 2006-2026, and the guidance contained in the Council's Developer's Guide Part 4 (2008) and the National Planning

Policy Framework.

59. No Telecommunications Equipment

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order with or without modification), no aerials, antennae, satellite dishes or related telecommunications equipment shall be erected on any part of the development hereby permitted, without written approval from the Local Planning Authority.

Reason: To ensure that the visual impact of telecommunication equipment can be considered in accordance with Policy EN1 of The Adopted Local Plan for Slough 2004, Core Policy 8 of the Slough Local Development Framework Core Strategy 2006-2026, and the guidance contained in the Council's Developer's Guide Part 4 (2008) and the National Planning Policy Framework.

60. Development Restricted

Notwithstanding the provisions within the Town and Country Planning (Use Classes) Order 1987 as amended, no changes of use under Class MA, Part 3, Schedule 2, to the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order with or without modification) from Class E (all sub-classes) to Class C3 (residential) will be permitted.

Reason: To restrict and limit the loss of retail, shopping, food and drink and other commercial and office uses within the Town Centre in order to protect and safeguard the Town Centre Primary Shopping Area and Secondary Shopping Areas, to promote employment uses within the Town Centre, and to ensure the additional impact on socio-economic infrastructure (education, healthcare, leisure, community uses and facilities) is minimised (in accordance with the Environmental Statement) in accordance with policies EMP2 and OSC15 of The Adopted Local Plan for Slough 2004, Core Policies 1, 5 and 6 of the Slough Local Development Framework Core Strategy 2006-2026, and the guidance contained in the Council's Developer's Guide Part 4 (2008) and the National Planning Policy Framework.

61. Site Wide Signage and Wayfinding Strategy

No development shall take place (excluding any demolition) until a detailed site wide signage and way-finding strategy has been submitted to and approved in writing by the Local Planning Authority. The proposed development shall be carried out in full accordance with the approved signage and way-finding strategy for the duration of the development and shall be permanently maintained and managed thereafter.

Reason: To ensure there is a clear signage and wayfinding strategy in accordance with Policy EN1 of The Adopted Local Plan for Slough 2004, Core Policies 8 and 9 of the Slough Local Development Framework Core Strategy 2006-2026, and the guidance contained in the Council's Developer's Guide Part 4 (2008) and the National Planning Policy Framework.

INFORMATIVE(S):

1. Phase or Sub-Phase

means an area of the Site shown as a Phase or Sub-Phase in the Phasing Plan to be approved pursuant to Condition 9 of this Planning Permission. Each and every part of the Site shall be comprised in a Phase or Sub-Phase.

2. Submitted Outline Plans:

The development/application relates to the following site:

- a) Site Location Plan (PP01) shown on Drawing No. SLM00-SQP-ZZZ-RF-DR-AR-040104, Dated 26/10/2021; Recd 20/06/2022
- b) Existing Site Plan (PP04) shown on Drawing No. SLM00-SQP-ZZZ-RF-DR-AR-040109 Revision A, dated 26/10/2021, Recd on 20/06/2022

The following parameter plans were submitted in support of the outline planning application:

- a) Development Zone 1& 2 Parameter Plan A (PPDZ1&2(A) Drawing No. SLM00-SQP-DZ1-XX-DR-AR-040510 Revision A, Dated 10/06/2022, Recd on 20/06/2022,
- b) Development Zone 1& 2 Parameter Plan B (PPDZ1&2(B) Drawing No. SLM00-SQP-DZ1-XX-DR-AR-040520 Revision B, Dated 26/08/2022, Recd on 30/08/2022,
- c) Development Zone 1& 2 Parameter Plan C (PPDZ1&2(C) Drawing No. SLM00-SQP-DZ1-XX-DR-AR-040530 Revision A, Dated 10/06/2022, Recd on 20/06/2022,
- d) Development Zone 3 Parameter Plan A (PPDZ3(A) Drawing No. SLM00-SQP-DZ3-XX- DR-AR-040511 Revision A, Dated 10/06/2022, Recd on 20/06/2022,
- e) Development Zone 3 Parameter Plan B (PPDZ3(B) Drawing No. SLM00-SQP-DZ3-XX- DR-AR-040521 Revision B, Dated 26/08/2022, Recd on 30/08/2022,
- f) Development Zone 3 Parameter Plan C (PPDZ3(C) Drawing No. SLM00-SQP-DZ3-XX- DR-AR-040531, Dated 10/06/2022, Recd on 20/06/2022,
- g) Development Zone 4 Parameter Plan A (PPDZ4(A) Drawing No. SLM00-SQP-DZ4-XX- DR-AR-040512 Revision A, Dated 10/06/2022, Recd on 20/06/2022,
- h) Development Zone 4 Parameter Plan B (PPDZ4(B) Drawing No. SLM00-SQP-DZ4-XX- DR-AR-040522 Revision B, Dated 26/08/2022, Recd on 30/08/2022,
- i) Development Zone 4 Parameter Plan C (PPDZ4(C) Drawing No. SLM00-SQP-DZ4-XX- DR-AR-040532 Revision A, Dated 10/06/2022, Recd on 20/06/2022,
- j) Development Zone 5 Parameter Plan A (PPDZ5(A) Drawing No. SLM00-SQP-DZ5-XX- DR-AR-040513 Revision A, Dated 10/06/2022, Recd on 20/06/2022,
- k) Development Zone 5 Parameter Plan B (PPDZ5(B) Drawing No. SLM00-SQP-DZ5-XX- DR-AR-040523 Revision B, Dated 26/08/2022, Recd on 30/08/2022,
- l) Development Zone 5 Parameter Plan C (PPDZ5(C) Drawing No. SLM00-SQP-DZ5-XX- DR-AR-040533, Dated 10/06/2022, Recd on 20/06/2022,
- m) Development Zone 6 Parameter Plan A (PPDZ6(A) Drawing No. SLM00-SQP-DZ6-XX- DR-AR-040514 Revision A, Dated 10/06/2022, Recd on 20/06/2022,
- n) Development Zone 6 Parameter Plan B (PPDZ6(B) Drawing No. SLM00-SQP-DZ6-XX- DR-AR-040524, Dated 26/08/2022, Recd on 30/08/2022,
- o) Development Zone 6 Parameter Plan C (PPDZ6(C) Drawing No. SLM00-SQP-DZ6-XX- DR-AR-040534, Dated 10/06/2022, Recd on 20/06/2022,
- p) Development Zone 6A Parameter Plan A(PPDZ6A(A) Drawing No. SLM00-SQP-DZ6-ZA-DR-AR-040515 Revision A, Dated 10/06/2022, Recd on 20/06/2022,
- q) Development Zone 6 Parameter Plan B (PPDZ6A(B) Drawing No. SLM00-SQP-DZ6-

ZA-DR-AR-040516, Dated 10/06/2022, Recd on 20/06/2022,
 r) Development Zone WS Parameter Plan (PPDZWS) Drawing No. SLM00-SQP-ZZZ-XX- DR-AR-040506 Revision A, Dated 10/06/2022, Recd on 20/06/2022,
 s) Development Zone H1 Parameter Plan B (PPDZH1) Drawing No. SLM00-SQP-ZZZ-XX- DR-AR-040517, Dated 10/06/2022, Recd on 20/06/2022,
 t) Development Zone HA Parameter Plan (PPDZHA) Drawing No. SLM00-SQP-ZZZ-XX- DR-AR-040507 Revision B, Dated 26/08/2022, Recd on 30/08/2022,
 u) Development Zone HB (PPDZHB) Drawing No. SLM00-SQP-ZZZ-XX-DR-AR-040508 Revision B, Dated 26/08/2022, Recd on 30/08/2022,
 v) Sitewide Highways And Movement Plan (SWHMP Drawing No. SLM00-SQP-ZZZ-XX- DR-AR-040503 Revision A,
 w) Sitewide Public Realm, Public Spaces, and Private Amenity Plan (SWPR) Drawing No. SLM00-SQP-ZZZ-XX-DR-AR-040504 Revision B, Dated 26/08/2022, Recd 30/08/2022,
 x) Sitewide Town Centre Uses Ground Floor Plan (SWTCU) Drawing No. SLM00-SQP-ZZZ-XX-DR-AR-040505 Revision B, Dated 26/08/2022, Recd 30/08/2022,
 y) Sitewide Composite Plan (SWCP) Drawing No. SLM00-SQP-ZZZ-XX-DR-AR-040501 Revision B, Dated 26/08/2022, Recd on 30/08/2022,
 z) Sitewide Character Areas Plan (SWCAP) Revision A, Drawing No. SLM00-SQP-ZZZ-XX-DR-AR-040509, Dated 26/08/2022, Recd 30/08/2022.
 aa) Redline Plan & Development Zone Boundaries (PP02) Drawing No. SLM00-SQP-ZZZ- RF-DR-AR-040106 Revision A, Dated 26/10/2021, Recd On 28/10/2021,
 bb) Building Demolition Plan (PP03) Drawing No. SLM00-SQP-ZZZ-RF-DR-AR-040107, Dated 26/10/2021, Recd On 28/10/2021,

3. The applicant is reminded that an Agreement under Section 106 of the Town and Country Planning Act 1990 has been entered into with regards to the application hereby approved.
4. Any basement or retaining wall constructed in proximity to the public highway shall be designed and constructed to withstand likely highway loadings.
5. Before the canopy is erected a licence must be obtained under Sections 177-178 of the Highway Act 1980 with respect to that part overhanging the highway.
6. This notice (letter/acknowledgement etc.) DOES NOT convey any consent that you may require for Building Regulations. If you are unsure whether you need Building Regulations approval and before you start any work please contact Building Control Services independently on (01753) 875810 to check whether an application is required.
7. Applicants are advised to discuss the new requirements for access for the disabled under the Building Regulations with the Council's Building Control Service.
8. All new food premises are required by the Food Safety Act 1990, to register with the Local Authority at least 28 days before the food premises opens. Please contact the Commercial Team of Environmental Services Division on 01753- 875206.
9. The applicant is required to comply with the Workplace (Health, Safety of Welfare) Regulations 1992.
10. The applicant is advised that before any access can be constructed on to the public highway an application must be approved by the Head of Transportation.

11. The applicant is reminded of the following:

CONTROL OF NOISE ON CONSTRUCTION AND DEMOLITION SITES LEGISLATIVE CONTROLS

(a) Section 60 of the Control of Pollution Act 1974 enables this Authority to serve a Notice, detailing its requirements relating to the control of noise at a construction or demolition site, on the person carrying out the works and on such other persons responsible for, or having control over, the carrying out of the works.

(b) Section 61 of the Control of Pollution Act 1974 enables a contractor (or developer) to apply, if he so chooses, to this Authority for a prior consent which would define noise requirements relating to his proposals before construction commences.

As there is a need to protect persons living and working in the vicinity of the construction/demolition site from the effects of noise, the following conditions should be strictly adhered to:

1. All works and ancillary operations which are audible at the site boundary, which affect persons working and living in the locality shall only be carried out between the hours of 0800 hours and 1800 hours on Mondays to Fridays and 0800 and 1300 hours on Saturdays, and at no time on Sundays or Bank Holidays.

Works outside these hours only by written agreement with the Borough Environmental Health Officer.

Should complaints arise, this Authority will exercise its powers under Section 60 of the Control of Pollution Act 1974 to impose these times, or other times as considered appropriate.

2. Have regard to the basic information and procedures for noise control as it relates to the proposed construction and/or demolition as laid out in BS:5228: Part 1: 1984 Noise Control on Construction Sites - Code of Practice for Basic Information and Procedures for Noise Control. Vibration is not covered by this Standard, but it should be borne in mind vibration can be the cause of serious disturbance and inconvenience to anyone exposed to it.

3. If the proposal involves piling operations, have regard to BS 5228: Part 4 1986 - 'Noise Control on Construction and Demolition Sites - Code of Practice for Noise Control applicable to piling operations' and ensure details of the piling operations are forwarded to the Borough Environmental Health Officer no later than 28 days before piling is scheduled to commence. Information supplied should include method of piling, the anticipated maximum depth of piling and the predicted soil conditions, and the activity equivalent continuous sound pressure level at 10 metres for one piling cycle.

4. The best practicable means, as defined in Section 72 of the Control of Pollution Act 1974, to reduce noise to a minimum shall be employed at all times.

5. All plant and machinery in use shall be properly silenced and maintained in accordance with manufacturer's instructions.

12. The applicant is reminded of the following:

CONTROL DURING DEMOLITION AND CONSTRUCTION ON SITE

- (a) The best practical means available in accordance with British Standard Code of Practice BS 5228:1984 shall be employed at all times to minimise the emission of noise from the site.
 - (b) The operation of site equipment generating noise and other nuisance causing activities audible at the site boundaries or in nearby residential properties, shall only be carried out between the hours of 0800 to 1700 on Mondays to Fridays, 0800 to 1300 on Saturdays and at no time on Sundays or Public Holidays.
 - (c) At all times vehicular access to properties adjoining and opposite the application site shall not be impeded.
 - (d) All vehicles, plant and machinery associated with the works shall at all times be stood and operated within the curtilage of the application site only and no parking of vehicles, plant or machinery shall take place on the adjoining highway.
 - (e) No waste or other material shall be burnt on the application site.
 - (f) A suitable and sufficient means of suppressing dust and fumes must be provided and maintained on the site and used so as to limit the detrimental effect of construction works on adjoining residential properties.
 - (g) No mud or other dirt shall be allowed to get onto the public highway where it could cause a danger to pedestrians and other road users.
13. The applicant will need to apply to the Council's Local Land Charges on 01753 875039 or email to 0350SN&N@slough.gov.uk for street naming and/or numbering of the unit/s.
14. No water meters will be permitted within the public footway. The applicant will have to provide way leave to Thames Water Plc for installation of watermeters within the site.

Informatives

The applicant is hereby informed that commencing development without first having complied with any pre-commencement conditions as set out in this decision notice may mean that the decision notice will expire and render the development to be unlawful.

This notice DOES NOT convey any consent that you may require for Building Regulations. If you are unsure whether you need Building Regulations approval and before you start any work please contact Building Control Services independently on (01753) 875810 to check whether they require an application.

Your attention is drawn to the attached notes.

This approval does not convey any approval or consent under the Building Regulations or any enactment other than the Town and Country Planning Act 1990.



Daniel Ray
On behalf of
Group Manager for Planning & Building Control

DEC10xxaci

Rights of Applicants Aggrieved by Decision of Local Planning Authority

1. If you are aggrieved by the decision of the local planning authority to refuse permission for the proposed development, or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990, within six months of the date of this notice. (Appeals must be made on a form which is obtainable from The Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or online at www.planningportal.gov.uk/pcs). The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he/she will not normally be prepared to exercise this power unless there are special circumstance which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him/her that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order.
2. If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment, and the owner of the land claims that the land has become incapable of reasonable beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he/she may serve on the Council of the Borough in which the land is situated, a purchase notice requiring that Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.
3. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him/her. The circumstances in which such compensation is payable are set out in Section 157 of the Town and Country Planning Act 1990.