

Registration Date:	15 September 2025	Application No:	P/02683/022
Officer:	Nyra John	Ward:	Central
Applicant:	CCP KWH2, a joint venture between Cedarstone Capital Partners and Pinnacle AS Holdings	Application Type:	Major
		13 Week Date:	15 December 2025
Agent:	Elena Butterworth, DP9 Ltd, 100 Pall Mall, SW175NQ		
Location:	204-208 High Street, Slough, SL1 1JS		
Proposal:	Redevelopment of the site including demolition of all existing buildings and structures for a mixed use development across 3 buildings ranging from 4 to 15 storeys, comprising purpose-built key worker shared living accommodation including 274 studio units and communal amenity spaces (Sui Generis) , 97sqm flexible retail space (Class E) at ground floor level, soft and hard landscaping, pedestrian and vehicular access, cycle parking and all other works associated with the development.		

Recommendation: Delegate to the Planning Manager for Approval, subject to resolution set out in 2.1 of this report.



2 SUMMARY OF RECOMMENDATION

2.1 Having considered the relevant policies of the Development Plan set out below, the representations received from consultees and the community along with all relevant material considerations, it is recommended the application be delegated to the Planning Manager for:

A. Approval subject to:

- (i) the satisfactory completion of a Section 106 to secure the following obligations:
 - i. Securing “Key Worker” accommodation through a cascade mechanism to prioritise local residents;
 - ii. Secure affordable rents for “Key Worker” to be capped at 40% of Band 5 NHS salaries and to include a cap on communal charges;
 - iii. Secure all units to not be for people under 18 years of age;
 - iv. Financial Contribution towards an off-site EV Car Club as part of the implementation of Slough Borough Council’s Low Emissions Strategy (LES) of £50,000;
 - v. Financial Contribution towards recreation and public realm improvements in the town centre/ local area (£300 x 109.6 which is a ratio of 2.5 Key Worker units to 1 dwelling) of £32,880.00;
 - vi. Commitment to safeguard strip of land on Herschel Street (for Council’s road widening scheme);
 - vii. Travel Plans and Travel Plan Monitoring contribution of £3,000;
 - viii. Employment and Training initiatives, including commitment to on-site construction apprenticeships/traineeships, business engagement, procurement and local employment provisions; and
 - ix. Burnham Beeches Contribution (£609 per dwelling x 109.6 which is a ratio of 2.5 Key Worker units to 1 dwelling) of £66,746.40.];
- (ii) confirmation from Natural England that the revised Habitat Regulations Assessment addresses their recommended advice with respect to providing contributions towards Upton Court Park; and
- (ii) finalising conditions and any other minor changes;

OR

B. Refuse the application if the completion of the Section 106 Agreement is not finalised by 25th November 2026, unless otherwise agreed by the Chief Planning Officer.

2.2 The planning application is being brought to Committee for decision because it is a major development.

PART A: BACKGROUND

3 Site and Surroundings

- 2.1 The 0.24ha site comprises the vacant former BHS Store at 204-208 High Street, in Slough. The last occupancy of the building by BHS was over 9 years ago circa 2016, with some retail units occupying the ground floor since then. The site consists of the building and areas of hardstanding used for associated parking and servicing. The existing building comprises 3 commercial storeys in height fronting onto the High Street and is currently formed of a retail store front at ground floor, with a two storey tiled facade above. The height of the building rises to 4 storeys to its rear on Herschel Street. The flank walls abound the eastern site boundary for much of its length.
- 2.2 The site's access points and presence on the High Street create a linear retail unit from north to south. The existing building has windows on the flank walls overlooking the adjacent properties to the East and West of the site. The Herschel Street facade is blank with only an emergency escape door/service entrance on the ground floor.
- 2.3 The site is located within the established Town Centre of Slough on the southern edge of the High Street. The surrounding urban townscape is characterised by buildings of varying style, age and size, transport infrastructure and public realm. The land uses are predominantly retail and commercial to the north of the site and residential to the south of the site.
- 2.4 Historically the High Street has been characterised by mainly 3-4 storey buildings. In the latter half of the 20th century, a number of new modern additions were constructed on the High Street, including Queensmere Observatory Shopping Centre, a part 8 storey building, constructed in the 1970's. The Shopping Centre and pedestrianised High Street are located immediately north of the site. More recently times, the Queensmere Shopping Centre has seen many retail units vacant and is partially closed down. It has been acquired by Berkeley Homes, who are intending to implement the outline planning consent which has been granted for a diverse mix of building uses, including new homes, retail, leisure, entertainment and landscaping spaces from 3 – 18 storeys (re. P/19689/000, approved 18th August 2025).
- 2.5 The buildings to the east of the site consist of commercial/retail uses toward the High Street and residential uses toward Herschel Street. There is an open parking area of land to the rear of 210 – 216 High St and Pegasus Court, Herschel Street.
- 2.6 To the west are commercial/retail buildings and a larger area of car parking at the rear of 190 – 202 High Street and properties on Park Street.
- 2.7 To the south is Herschel Street, which provides servicing areas for the commercial units fronting the High Street, but also has residential,

commercial and community buildings on the southern side. There is no on-street parking. Herschel Street lies in a Road Widening Area as of 2015; however no firm policy has been adopted to date. The mass, form and spacing of buildings fronting the north and south sides of Herschel Street are varied with low rise single storeys to larger modern developments (up to 8 storeys). The area to the south can be characterised as a transitional area between commercial/community and residential uses and scales of premises.

- 2.8 The site is not within a Conservation Area, nor does it contain any statutory listed buildings, but it is in close proximity to two locally listed properties. The Locally Listed Nos. 194-198 and 200-202 High Street are situated to the immediate west of the site located at the High Street frontage. No. 200-202 comprises a three-storey red brick building that adjoins part of the site's western boundary. 208-212 High Street (to the east) comprises a three storey commercial building with ground floor retail and ancillary uses on the upper floors which are set back from the frontage.
- 2.9 Due to the site's Town Centre location, it is well situated to benefit from the majority of the local amenities. The area is well served by Great Western Railway trains that run through Slough Station, located around 5 minutes' walk from the site. The train service runs west towards Reading (and beyond) and Windsor stations, as well as east towards London Paddington in 28 minutes, and beyond through the Crossrail Elizabeth Line. There is a bus stop at Herschel Street, providing London Bus service 81 east towards Hounslow in 1 hour.
- 2.10 As the Site will provide key worker housing, the transport links to Wexham Park Hospital are important. The Hospital is located 2.5 miles from the Site, which is 12 minutes by car. There are 2 bus stops (WP1 and 106) in close proximity at Wellington Street (106) and by Slough station (WP1), which provide links to Wexham Park Hospital in between 5-20 minutes. By bike, the hospital is a 16–18-minute cycle ride from the Site. This means that the hospital is less than 30 minutes commute by all means of transport. Upton Hospital which is a smaller community hospital is located within a 10-minute walk of the Site.
- 2.11 The Site benefits from an extant planning permission for the demolition of the existing former BHS retail store and the redevelopment of the Site comprised of a mixed-use scheme featuring ground floor retail and 84 residential units above, of heights of 3, 13 and 4 storeys, see planning history below.

4 Planning History

- 4.1 Application Ref. P/02683/013 was approved with Conditions; Informatives on 4th March 2020. The description of development is as follows:

Demolition and Redevelopment of the existing site for a mixed use development comprising replacement flexible retail space (Class A1,A2,A3 uses) at ground floor level, flexible commercial floorspace at first floor fronting the High Street for either B1 (offices) or Class D2 (gym) uses and 78 residential dwellings within 3 buildings at podium level across the site with heights of 5, 11 and 4 storeys. Shared amenity space provided at first floor podium level, with cycle, waste and recycling storage facilities at ground floor level, and provision of two accessible car parking spaces (for the residential uses), loading and drop-off facilities and servicing area within ground floor level with access from Herschel Street (Revised Description of Development and Revised Plans submitted 03/09/2019)

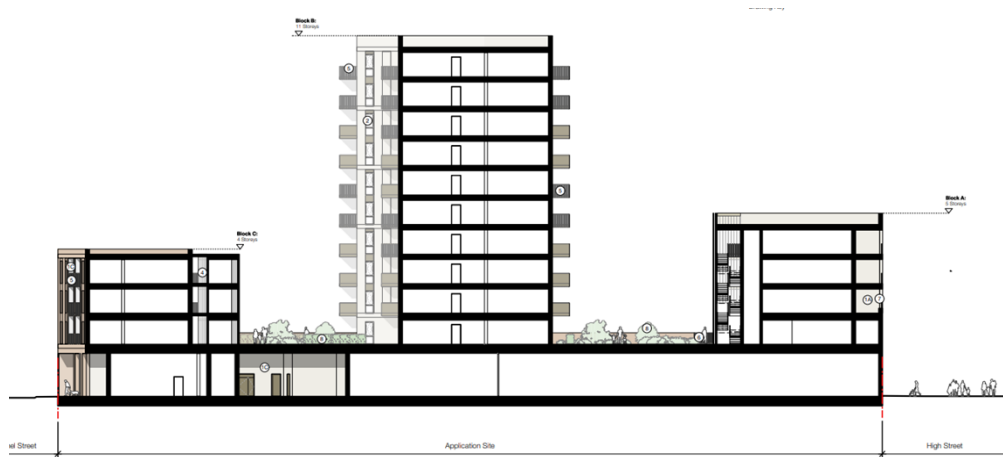


Figure 1: Extract of Sectional Drawings from P/02683/013

- 4.2 A non-material amendment application Ref. P/02683/014 to planning application P/02683/013 dated 4th March 2020 was approved with Conditions on 9th August 2021 as follows:

Non material amendment to planning permission P/02683/013 dated 04/03/2019 to change to the description of development to remove references to the specific building heights, unit numbers, and floorspace areas and variation of the wording in Condition 2 (Approved Drawings) to include reference to the unit numbers and floorspace areas. The new description of development comprises:

Demolition and Redevelopment of the existing site for a mixed use development comprising replacement flexible retail space fronting the High Street and residential dwellings within 3 buildings at podium level across the site. Shared amenity space provided at first floor podium level, with cycle, waste and recycling storage facilities at ground floor level, and provision of accessible car parking spaces (for the residential uses), loading and drop-off facilities and servicing area within ground floor level with access from Herschel Street

- 4.3 The material amendment P/02683/015 granted 4th March 2022 was to facilitate the planning permission to remove any reference to specific building height, unit numbers and floorspace areas. It is not possible to amend the description of development through a s73 application (which can only vary planning conditions). Therefore, the s96A application is

required to amend the wider development description and refer to specifics in Condition 2 accordingly, in order to facilitate the approval of this concurrent s73 Application (subject to its acceptability in planning terms).

An application under Section 73 of the Town and Country Planning Act 1990 (as amended) to vary Condition 2 (Approved Drawing Numbers), Condition 5 (Approved Uses), Condition 6 (Hours of Operation) and Condition 36 (Fire Safety) of planning permission P/02683/013 for the Demolition and Redevelopment of the existing site for a mixed use development (granted 4th March 2020) namely for various material amendments including addition of 2 'floors' to the top of Block B to create an 11th and 12th floor and an additional 8 x 1 bed flats; use of the first floor of Block A for 3 x 2 bed residential units; flexible Class E space throughout the ground floor commercial unit; amendment to the commercial High St side entrance to form a residential entrance; increasing the number or cycle parking spaces and waste provision; and removal of the flexible office/gym space at first floor of Block A.

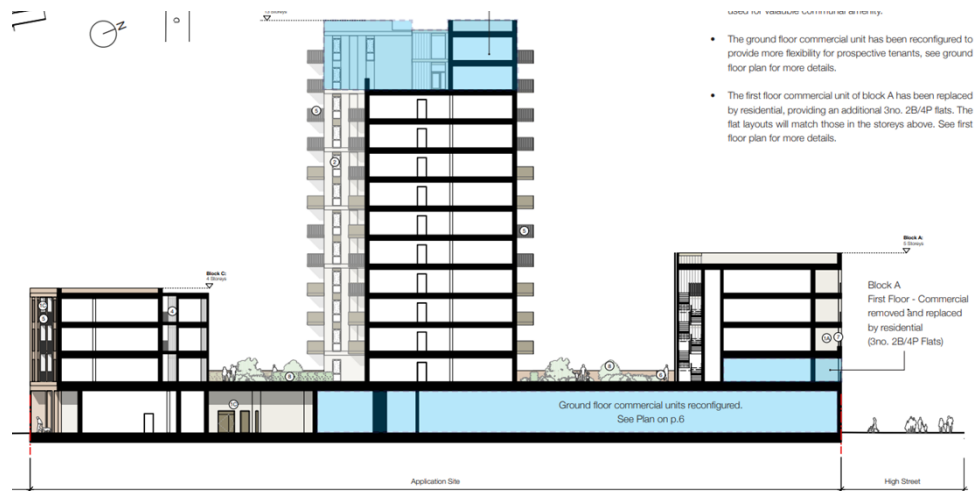


Figure 2: Extract of Sectional Drawings from P/02683/015

- 4.4 The following planning applications P/02683/016, P/02683/017, P/02683/018 and P/02683/019 involve submission of details to discharge planning conditions associated with P/02683/015 in 2022 and 2023.
- 4.5 P/02683/020 is a Lawful development certificate (existing use) to establish planning permission P/02683/013 dated 4th March 2020 (as amended by planning permission ref. P/02683/015 dated 4th March 2022) has been lawfully implemented and was granted 3rd March 2023.
- 4.6 P/02683/021 is a Non-material amendment to planning application P/02683/015 dated 04/03/2022 (as amended) (Enlargement of Staircore) that was approved 4th August 2023.

5 The Proposal

5.1 Full planning permission is sought for: “Redevelopment of the site including demolition of all existing buildings and structures for a mixed use development across 3 buildings ranging from 4 to 15 storeys, comprising purpose-built key worker shared living accommodation including 274 studio units and communal amenity spaces (Sui Generis), 97sqm flexible retail space (Class E) at ground floor level, soft and hard landscaping, pedestrian and vehicular access, cycle parking and all other works associated with the development.”

5.2 The proposed development seeks to demolish the existing building on site and construct three buildings—Block A (4 storeys), Block B (15 storeys), and Block C (6 storeys) - designed to provide purpose-built key-worker accommodation (274 units) with 786sqm of communal facilities and shared amenity spaces. While the ground floor of all three blocks are predominantly communal spaces for key workers, Block C also contains 97 sqm of flexible retail space facing onto the High Street. High quality landscaping is proposed between the three buildings, serving as communal space for residents.

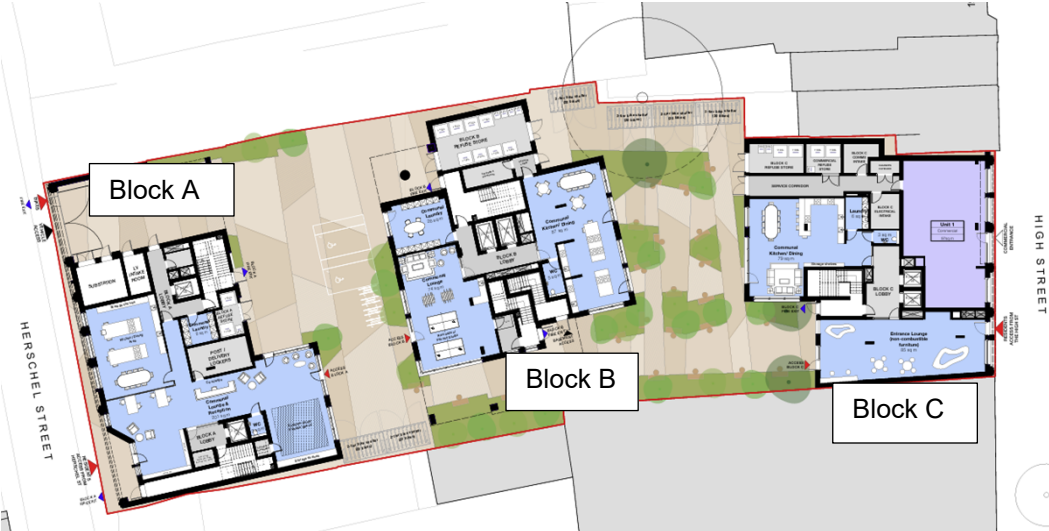


Figure 3: Extract of Ground Floor Plan from P/02683/022

5.3 Purpose Built Key Worker Accommodation is referred to as “PBKWA” throughout this report. The Planning Statement as submitted by the applicants states:

“PBKWA represents an innovative housing solution designed to meet a specific and growing need in Slough. It offers an alternative form of accommodation that complements traditional housing, providing affordable, high-quality living in a sustainable location. Flexible, individual tenancies with shared facilities will foster a strong sense of community and interaction among residents. This approach will add diversity to the area and support the retention of young residents, professionals, and, in particular, key workers.”

5.4 The units will deliver key worker accommodation in purpose-built blocks. The definition of ‘key workers’ is sought to be secured through a Section 106 legal agreement, and the draft Heads of Terms state that an NHS Key Worker means “any individual who is employed by the NHS in either

a clinical or non-clinical capacity". Given the size and type of units to be provided, the Section 106 will ensure all spaces are not for people under the age of 18. The living space will comprise individual units within these blocks, with shared amenity spaces provided throughout the building.

5.5 The PBKWA units have been designed as follows:

- The units will be 18sqm, 22sqm and 25sqm;
- All units will have en-suite bathroom facilities;
- All units will have kitchenettes;
- There will be communal kitchens;
- There will be communal lounges;
- There will be communal laundry facilities;
- There will be communal and centralised post/delivery facilities;
- There will be communal workplaces

5.6 The application is submitted with drawings and plans alongside the following additional documents:

- Design and Access Statement, prepared by Stephen Davy Peter Smith Architects Ltd;
- Transport Assessment, prepared by Velocity;
- Draft Travel Plan, prepared by Velocity;
- Noise Assessment, prepared by Entran Ltd;
- Sunlight / Daylight Assessment, prepared by Consil;
- Sustainability Appraisal, prepared by Jackson Hickey;
- Energy Assessment, prepared by Jackson Hickey;
- Ecological Impact Assessment, prepared by Ethos;
- Foul Sewage/Utilities Assessment, prepared by Entran Ltd
- Drainage / SuDS Statement, prepared by Entran Ltd;
- Arboricultural Appraisal, prepared by Salopian Consultancy;
- Landscape Plans & Proposal, prepared by Camlins;
- Townscape and Visual Impact Assessment, prepared by Icen;
- Fire Strategy, prepared by Bespoke Fire;
- Statement of Community Involvement, prepared by Marengo Communications;
- Delivery and Servicing Plan, prepared by Velocity;
- Wind & Microclimate Assessment, prepared by RWDI;
- Operational Management Plan, prepared by Pinnacle;
- Operational Waste Management Plan, prepared by Velocity;
- Socio Economic Report, prepared by Greengage;
- Air Quality Assessment, prepared by Entran;
- Outline Construction Management Plan, prepared by Constructive; and
- Retail Impact Assessment, prepared by Cited

6 Consultations

6.1 A neighbour notification exercise was undertaken through site notices which were placed on 24th September 2025 at High Street and Herschel Street. No representations were received between the consultation period (24th September 2025 – 15th October 2025). A press notice was

issued in the Slough Express on 17th September 2025 and no representations were received.

6.2 The following comments have been received following consultation exercises carried out over the lifetime of the planning application.

Berkshire Archaeology

6.3 Comments received 23/09/2025:

In agreement with previous advice, I believe that earlier ground impacts, resultant of multiple phases of previous development, are likely to have removed or truncated any archaeology here.

Therefore, a new Desk Based Assessment will not be needed, nor would we recommend any need for archaeological investigation, should permission be granted in the future.

Natural England

6.4 Comments received 25/09/2025:

Summary of Natural England's advice further information required to determine impacts on designated sites

The proposed development has the potential to have a harmful effect on terrestrial Sites of Special Scientific Interest (SSSIs) and those Special Areas of Conservation (SACs), Special Protection Areas (SPAs) or Ramsar sites that they underpin. Natural England's statutory advice on these potential impacts is set out below.

Designated Sites:

Further information required - potential recreational pressure impacts to Burnham Beeches Special Area of Conservation (SAC) This development site is within the zone of influence (Zol) for recreational impacts to Burnham Beeches Special Area of Conservation (SAC). Within this Zol, proposals for any net increase in residential units may have a likely significant effect on the qualifying features of the SAC through increased recreational pressure. Natural England advises that such developments require a Habitats Regulations Assessment (HRA) to consider the impacts, alone and in combination with other plans/projects, proceeding to appropriate assessment stage where likely significant effects cannot be ruled out.

The HRA should take into consideration the Natural England Access to Evidence - Conservation Objectives for European Sites and it will need to set out in detail any mitigation measures that will be secured in this case, along with the necessary justification of their likely efficacy to

ensure there is no adverse effect on the integrity of the site(s) in accordance with the Conservation of Habitats and Species Regulations 2017 (as amended). Natural England must be consulted on any proposals which reach the appropriate assessment stage of HRA.

6.5 Comments received 11/02/2026:

Natural England maintains significant concern regarding the lack of certainty arising from the proposed “either/or” mitigation approach. Under Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended), the competent authority must be certain, beyond reasonable scientific doubt, that the proposal will not adversely affect the integrity of the European site. This requires mitigation measures to be clearly defined, secured, deliverable and capable of being relied upon at the point of decision.

An open-ended condition which allows reliance on an alternative, as-yet-unsecured SANG introduces uncertainty into the assessment. Such an approach does not provide the level of precision or certainty required by the Habitats Regulations and makes it difficult for the competent authority to lawfully conclude no adverse effect on site integrity. Mitigation cannot be deferred or left to a future contingency where the detail and availability are not fully established.

Natural England also notes that the sHRA has been prepared by the applicant rather than the competent authority. Whilst we recognise that applicants may provide technical information, it remains the legal responsibility of the competent authority to undertake and own the Habitats Regulations Assessment and to ensure that it is robust, evidence-based and legally compliant.

Accordingly, we advise that the authority’s HRA should remove reference to ‘*another suitable site/SANG identified by Slough Borough Council*’ and instead rely solely on Upton Court Park SANG as the identified mitigation, subject to clear confirmation of available capacity and mechanisms to secure delivery. Any reliance on alternative mitigation should only occur where it is fully identified, assessed, secured and evidenced at the time of the appropriate assessment.

Until such certainty is demonstrated, Natural England cannot advise that the requirements of the Habitats Regulations have been met.

We trust this clarifies our position. Please do not hesitate to contact us should you wish to discuss this matter further.

Officer Note: An updated HRA has been received to detail a contribution of £66,746.40 will be provided to Upton Court Park only.

Environment Agency

6.6 Comments received 25/09/2025:

We've now been able to see the details of the application and conclude that it isn't something the EA needs to comment on.

Lead Local Flooding Authority

6.7 Comments received 26/09/2025:

Recommendation – No objection subject to conditions

1. Drainage Drawing Conditions:

Surface Water Drainage

Construction shall not begin until/prior to the approval of first reserved matters; a detailed surface water drainage scheme for the site, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall include:

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

SuDS As Built and Maintenance Details

- Prior to first occupation, a record of the installed SuDS and site wide drainage scheme shall be submitted to and approved in writing by the Local Planning Authority for deposit with the Lead Local Flood Authority Asset Register. The details shall include:
 - (a) As built plans in both .pdf and .shp file format;
 - (b) Photographs to document each key stage of the drainage system when installed on site;
 - (c) Photographs to document the completed installation of the drainage structures on site;
 - (d) The name and contact details of any appointed management company information.

Informative

Please note that the comment on the acceptability covers only submissions for the proposed surface water drainage scheme for the development.

Designing Out Crime Officer (DOCOC)– Thames Valley Police

6.8 Comments received 07/10/2025 and 09/03/2026:

The Designing Out Crime Officer has stated that it not appropriate for the commercial unit to have access through to the private residential area. The two uses should remain completely separate as one use has the potential to undermine the security of the other. The DOCOC also requested a Secure By Design Gold Award condition, conditions of a management plan, further details of boundary treatment to address refuse and cycle parking concerns, CCTV, lighting and door and window specification.

6.9 Comments received 17/03/2026:

The cycle entry point is still not ideal. However, providing the condition/s are added to any permission (as noted previously) and the additional line of security is added as per the attached plan (the area between the Block B refuse store and the site boundary may also need to be fenced off) I withdraw my holding objection. A single condition could be added to any planning permission requiring the submission and approval of an Access and Security Strategy to include details of access controls (including compartmentation, and management of postage, deliveries, and visitors), boundary treatment, CCTV and Lighting, security specifications of windows and doors, and security management.

Historic England

6.10 Comments received 16/10/2025 & 11/03/2026:

Thank you for your letter of regarding further information on the above application for planning permission. Given that there is an extant consent which would have a similar impact on the Castle as the current proposal, and its some way from the Castle in views from the Copper Horse, with a lot of large buildings in between we do not have anything specific to say.

Contaminated Land

6.11 Comments received 27/10/2025:

The Phase I Contaminated Land Assessment (Ref. no. 024-1991; REV03), dated September 2025, and prepared by Earth & Marine Environmental Consultants Ltd concluded that the potential for significant contamination to have arisen at the Site because of the historic use is low to moderate.

Therefore, it is recommended conditions for a Phase 2 Intrusive Investigation Method Statement, Phase 3 Quantitative Risk Assessment and Site-Specific Remediation Strategy and Phase 4 Remediation Validation.

Environmental Quality (Air Quality)

6.12 Comments received 04/11/2025:

Air Quality Comments

An air quality assessment has been prepared by Entran Limited in support of this application, dated 28 August 2025.

As the development does not include parking, and is not located nearby any major pollutant sources (such as the A4), it is not likely that the development will contribute to a worsening of air quality during the operation of the development, nor will the development result in receptors being exposed to poor air quality. The submitted air quality assessment indicates that the expected increase in vehicle trip generation as a result of the scheme is 22 LDV per day, therefore the EPUK & IAQM threshold criteria is not exceeded. As such, an operational air quality impact assessment has not been undertaken as it is likely to demonstrate negligible impact. This is agreed and accepted.

The air quality assessment therefore focuses on the construction phase impact of the scheme, which has been undertaken in line with IAQM guidance. The assessment indicates that prior to mitigation, risks to human health are negligible-low, whilst risk of dust soiling is low-medium. It is expected that the application of mitigation (specifically those presented in Appendix C of the assessment) will result in impacts being negligible. These measures should be replicated within the Construction Environment Management Plan (CEMP), required via condition.

As this development is considered a minor scheme in terms of air quality impact, the following mitigation is required:

Mitigation Requirements

Construction Environmental Management Plan (CEMP) shall be produced and submitted to SBC for approval prior to commencement of works.

The CEMP shall include non-road mobile machinery (NRMM) controls in line with table 10 of the LES Technical Report.

All construction vehicles shall meet a minimum Euro 6/VI Emission Standard
All heating systems shall meet the emission standards laid out in table 7 of the LES Technical Report.

The Travel Plan shall be monitored and include details of the promotion of sustainable travel.

Environmental Noise Comments

An environmental noise assessment has been prepared by Entran Limited in support of this application, dated 4 September 2025. The noise assessment intends to assess the noise levels at the proposed development. It appears to be specific to existing noise sources only, rather than noise levels generated by the development itself.

Noise Survey & Results

The assessment is informed by a noise survey conducted between 6 – 12 May 2025, therefore representative of both weekday and weekend noise levels. The survey consisted of two noise measurement locations, at the rear and front of the site.

The dominant noise source on site was determined as road traffic on Herschel St and loading activity relating to an existing supermarket on Herschel Street. The noise survey results show slightly higher noise levels on Herschel Street (P1) at approximately 65dB LAeq16h on average, whilst noise levels nearest the High Street (P2) were lower at approximately 60dB LAeq16h. This is also the case during the night where measurements at P1 showed noise levels at 53dB LAeq8h, whereas the P2 showed noise levels at 51dB LAeq8h.

These noise levels indicate that with windows closed (assuming standard double glazing achieving a sound reduction performance of 33dB Rw), noise levels will meet criteria outlined within BS8233, however these noise levels will be exceeded if windows were open for ventilation purposes. As such, an alternative means of ventilating the units will be required to ensure that future occupants can ventilate their property without being subjected to unacceptable noise levels at night.

The report indicates that external amenity areas within the centre of the development are likely to meet the external noise level criteria specified within BS8233 as it will be largely screened from noise sources. This is accepted.

Mitigation

The glazing and ventilation proposed as mitigation against external noise levels are 30dB Rw+Ctr and 35dB Dnew+Ctr, respectively, at facades overlooking Herschel Street, and 25dB Rw+Ctr and 30dB Dnew+Ctr respectively, on facades overlooking the High Street. The report suggests 'attenuated ventilation' should be installed, presumed to be trickle ventilation. Full details of the chosen glazing and ventilation to be installed, alongside evidence that internal noise levels will be met following their installation, should be submitted to the council for approval as condition, prior to commencement. The suggested glazing and ventilation performance may need to be improved following consideration of plant noise impacts, as described below.

Additional considerations:

Plant noise

It is understood that plant will be present at roof level for each block, which could cause disturbance to future occupants of the development, particularly those within Block B which will have direct line of sight of plant on the roof of Block A and Block C. In addition, no specific existing plant associated with nearby commercial uses have been identified within the assessment. The monitoring survey was conducted 2m above ground level, so it is not clear whether there is any existing rooftop plant that may cause disturbance to future occupants of the development.

In the absence of this information, a condition will be set that requests a full plant noise assessment in line with BS4142 to be undertaken prior to commencement, which considers both existing and proposed plant noise.

No plant shall be installed until an assessment of plant noise impacts in line with BS 4142 is submitted to the LPA for approval in writing. The assessment must outline suitable mitigation to ensure that plant noise levels do not exceed the background sound level as stipulated in the noise assessment [Entran Limited, Ver. 1-1, dated 04/09/25] at the nearest noise sensitive receptors.

Construction noise

Construction noise has not been considered in the assessment. It is expected however that a CEMP with consideration of noise management will be sufficient to control noise on site. Full details of noise control measures must be provided within the CEMP, required via condition.

Summary

In summary, the noise survey results suggest that standard double glazing and trickle ventilation will be suitable to mitigate existing noise levels at the site, however plant noise does not appear to have been considered. As such, a full plant noise assessment will need to be undertaken, which will outline suitable mitigation to ensure noise levels do not exceed the background sound level at the nearest noise sensitive receptors. This mitigation may require higher specification glazing for residential units closest to the plant, however this will be determined in the assessment. Only following the plant noise assessment, can the glazing and ventilation specifications be confirmed.

Comments received 16/03/2026 further to updated details provided.

In summary, noise will be acceptable provided that glazing, ventilation and plant noise mitigation conditions are applied. The plant noise has been assessed as requested, with a small exceedance of the noise limit at the top floor of Block B. The report indicates that further mitigation can be applied to deal with this, therefore I have written a condition to request that this is done in the form of a noise mitigation report.

WSP (Landscaping, Arboriculture and Ecology)

6.13 Comments received 04/11/2025:

WSP have reviewed the Ecological Impact Assessment (June 2025) and concluded that the site comprised area-based habitats only within the baseline; 'developed land, sealed surface/buildings' and 'bare ground'. From the information provided this accurately reflects the baseline habitats on site and no degradation of habitats appears to have occurred post-2020 (from review of historic aerial imagery) which would have relevance for BNG. There would be no unacceptable impact on ecology or habitats including birds/ bats, subject to a precheck informative for nesting birds within the tree that is to be removed.

No loss of trees was recorded although the arboricultural appraisal notes pruning will be undertaken; it is not considered that this pruning would be likely to result in a change in condition and as such would not be recorded as an impact under BNG.

The planning statement identifies that the site is exempt from BNG by de-minimis due to the baseline being recorded as zero. Within the EclA, it is noted that 'bare ground' is recorded within the site however this has not been specified as a UKHab (or otherwise) habitat cover. 'Bare ground' within the Statutory Biodiversity Metric would have a distinctiveness of 2, meaning that any area specified would have a biodiversity value, however the area and habitat category of this is not noted.

The applicants have provided an updated EclA that demonstrates that the site is completely sealed surface i.e. developed land and therefore within the Statutory Biodiversity Metric, which has a 0 biodiversity value.

6.14 Comments received 15/12/2025:

Planting

The integration of SuDS, green roofs, and plant selection supports resilience to climate and urban pressures. The site is exempt from Biodiversity Net Gain (BNG) requirements under DEFRA's de minimis exemption, as no habitats of biodiversity value are being lost. In policy terms no further ecological enhancements are considered necessary due to the urban context and lack of connectivity to wider habitats, but the proposed landscaping will deliver measurable gains for biodiversity through native planting and green roofs. It is considered a positive effort that the proposals draw inspiration from local habitats, particularly Cocksherd Wood (Bluebell Wood), using native species and referencing local woodland ecotypes to promote biodiversity and resident wellbeing.

The palette references native UK woodlands, with species such as field maple, birch, oak, holly, hawthorn, ferns, primrose, and bluebells. Planting is drought and shade tolerant, evergreen and deciduous, this offers a positive contribution creating year-round greening and habitat creation.

The terrace amenity (13 floor) proposes Planters designed for small trees, a clear strategy for tree guying should support these proposals.

The only mature tree (sycamore) is offsite however this is a large specimen and very close to the site boundary, consideration needs to be given with regards to the RPZ of this tree within the proposed works.

The proposed landscape scheme provides an accessible environment for residents, supports ecological and climate resilience, and broadly aligns with relevant planning policies. The design offers a positive contribution with emphasis on resident wellbeing, biodiversity, and sustainable urban living however some further detail on rain gardens surface details, parking areas, cycle storage and landscape furniture specification would strengthen the deliverability of the application.

HSE Planning Gateway One

6.15 Comments received 21/11/2025:

1.1. The above planning application relates to a new residential-led mixed-use development, located on High Street, in Slough. The development will contain three blocks (A, B, and C) and will provide 274 residential units (studio) and 97sqm flexible retail space.

1.2. The ground floor of all three blocks will contain predominantly communal spaces for key workers. Block C will include on the ground floor, flexible retail space facing onto the High Street. Block B will provide access to a roof top communal terrace at level 13, with both stairs accessible from the terrace.

1.3. Section 6 (b) of the Fire Statement confirms that the height and the number of storeys for each block, will be: 11.25m and 4 storeys (ground floor, plus L1 to L3) for Block A; 44.25m and 16 storeys (basement, ground floor, plus L1 to L14) for Block B; and 16.275m and 6 storeys (ground floor, plus L1 to L5) for Block C.

1.4. Block A will be served on all storeys by two evacuation stairs. Each stair will be provided with an associated evacuation lift and a dry rising main with the outlet within the stair.

1.5. Block B will be served by two stairs: one evacuation stair and one firefighting stair. The firefighting stairs will be part of the firefighting shafts which also contain a firefighting lift, an evacuation lift, a smoke ventilated firefighting lobby, and a dry rising main with the outlet within the stair. The basement storey will be served by a separate staircase which will discharge directly to outside (open air).

1.6. Block C will be provided with an evacuation stair, an associated evacuation lift, and a dry rising main with the outlet within the stair.

Consultation

1.7. Section 6 (building schedule) of the fire statement confirms that the design standards used are: Approved Document B (ADB): Fire Safety - Volume 1: 'Dwellings' for the residential areas, and Approved Document

B (ADB): Fire Safety - Volume 2: *'Buildings other than dwellings'* for the non-residential areas. HSE has assessed the application accordingly.

1.8. Following a review of the information provided in the planning application, HSE is content with the fire safety design as set out in the project description, to the extent it affects land use planning considerations. However, HSE has identified matters that the applicant should try to address in advance of later regulatory stages.

2. Supplementary information

The following information does not contribute to HSE's substantive response and should not be used for the purposes of decision making by the local planning authority.

Firefighting shaft (Block B)

2.1. The Proposed Ground Floor Plan drawing shows that the firefighting shaft/lift lobby in Block B, has a direct connection with ancillary accommodation spaces (Communal Lounge, Communal Kitchen/Dining, Communal Laundry), by fire doors with 30 min fire resistance.

2.2. When is accessed directly from open air, the firefighting shafts should be separated from any adjoining rooms by a *"fire door with 60 min fire resistance with smoke seal."* This can be seen in the diagram below (BS9999:2017):

2.3. Design changes necessary to provide a suitable firefighting shaft access, are unlikely to affect land use planning considerations, where this can be achieved by way of internal alterations. It will be for the applicant to demonstrate compliance at later regulatory stages.

Green Roof

2.4. The Proposed Roof Plan drawings show the proposed installation of a green roof. A green roof may constitute a fire hazard as it requires a regular management and maintenance regime, and the external envelope of a building should not provide a medium for undue fire spread. Where a green roof is proposed, sufficient fire resistance to prevent fire spread to any adjoining roofs/wall(s) will be required. It will be for the applicant to demonstrate that the proposed green roof is viable in relation to fire safety at later regulatory stages.

2.5. Guidance for green roofs can be found in *Fire performance of green roofs and walls - GOV.UK (www.gov.uk)*, published by the Department for Communities and Local Government. Where regulation 7(2) applies, that regulation prevails over all the provisions in this paragraph.

Photovoltaic (PV) panels

2.6. The proposed roof plan drawings show that the proposal includes provision of photovoltaic panels. Where the roof top installation of PV panels is proposed, it should be noted that fire safety standards require suitable support of cabling to avoid obstruction of escape routes and firefighting access due to the failure of fixings and consideration should

be given to ensure that all power supplies, electrical wiring, and control equipment is provided with appropriate levels of protection against fire.

Hydrants

2.7. It is noted the response to the question on the *Fire Statement*, section 13, about the reliance on the use of existing hydrants and whether they are currently usable / operable is given as “**don’t know**”. Whilst the response “don’t know” is a valid response on the form, in circumstances such as this, the state of the existing hydrants should be checked with the water authority. Without knowing their operability, the proposal might be relying on a disused water main or faulty hydrant. Resolving this issue is unlikely to affect land use planning and it will be for the applicant to demonstrate compliance at later regulatory stages.

Cadent Gas

6.16 Comments received 31/12/2025

No objection, informative note required

Thames Water

6.17 Comments received 21/01/2026:

The proposed development is located within 15 metres of a strategic sewer. Thames Water requests a PILING METHOD STATEMENT to be added to any planning permission.

Thames Water would advise that with regard to the FOUL WATER network capacity, we would not have any objection to the above planning application, based on the information provided. Following initial investigations, Thames Water has identified an inability of the existing SEWAGE TREATMENT WORKS infrastructure to accommodate the needs of this development proposal. As such Thames Water request the following condition be added to any planning permission.

Thames Water would advise that with regard to the SURFACE WATER network capacity, we would not have any objection to the above planning application, based on the information provided. Following initial investigations, Thames Water has identified an inability of the existing WATER NETWORK INFRASTRUCTURE to accommodate the needs of this development proposal. As such Thames Water request that the following condition be added to any planning permission.

GROUNDWATER RISK MANAGEMENT PERMIT informative should be added to the planning permission.

Highways and Transport

6.18 Verbal comments received during the consultation period, with regards to trip generation, vehicle and pedestrian access, public transport, cycle

parking, car parking, commercial access, delivery, servicing and refuse collection, construction management and Section 106 contributions, which have been reflected within the Highways and Transport section of this report.

BEAMS (Heritage Consultant)

6.19 Comments received 13/03/2026:

The application site comprises the former BHS building, a circa mid 20th century building which fronts the High Street and extends back to Herschel Street. Consent has previously been granted for redevelopment of the site.

The proposal will not impact the setting of any statutory listed buildings within Slough Town Centre or its Conservation Areas (designated heritage assets). It is understood Historic England are providing advice in relation to the setting of Windsor Castle and a TVIA has been provided. The site is in close proximity to two locally listed properties (these are defined as non-designated heritage assets within the NPPF) and any impact upon their significance also needs to be assessed.

The locally listed Nos. 194-198 and 200-202 High Street are situated to the immediate west of the site, fronting the High Street. No. 200-202 comprises a three-storey red brick late Victorian building that adjoins the site. 198 comprises a gable fronted 2 1/2 storey brick building (now painted) and 196 - 8 is an Edwardian red brick 3-storey building. These 19th and early 20th century properties are of merit and a reminder of the mix of earlier buildings along the High Street, before large parts of it were redeveloped in the mid to late 20th century.

Block C of the development will front the High Street, this is of red brick construction and of a contemporary design; the design and material finish represents an improvement on the existing and the use of red brick will tie in well, both with the locally listed building adjacent and the wider High Street. There is a modest set back of the cream brick upper 3-storeys of block C adjacent to the Locally Listed 200 - 202 High Street and the eaves line of the lower red brick part corresponds to that of the Locally Listed Building. Block C of the new development will not have an overbearing relationship to these Locally Listed buildings. The scale of Block B (15 storeys) is significantly taller than existing built form (and taller than previously approved) but is set back from the High Street frontage.

NPPF para. 216 states: The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

The proposed redevelopment will provide a better quality street-facing elevation within the High Street and has been designed with sensitivity to the Locally Listed buildings adjacent. BEAMS considers the proposal will preserve the setting, and

significance and both the Locally Listed nos. 200 - 202 and 194 - 198 High Street.
No objection.

Education Authority

- 6.20 We will only look to charge contributions where children are produced, so if they can evidence that it is impossible for children to live there we will accept that.

[Case Officer Note: the units are not intended to be for people under the age of 18. The applicant has confirmed this will be part of tenancy agreement and to be secured in the Section 106].

PART B: PLANNING APPRAISAL

The planning considerations for this proposal are:

- 7 - Policy Background
- 8 - Principle of development
- 9 - Design and impact on the character of the area and Townscape
- 10 - Standard of Accommodation
- 11 - Impact on amenity of neighbouring occupiers
- 12 - Transport, highways and parking
- 13 – Environmental Impacts
- 14 – Burnham Beeches Special Area of Conservation
- 15 - Section 106 Agreement
- 16 - Equalities considerations
- 17 - Planning balance

7 Policy Background

7.1 National Planning Policy Framework and Planning Practice Guidance:

7.2 National Planning Policy Framework 2024 Chapter 2 relates to Achieving sustainable development and Paragraph 11 of the NPPF states that decisions should apply the presumption in favour of sustainable development, for decision-taking this means:

- c) approving development proposals that accord with an up-to-date development plan without delay; or
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong REASON for refusing the development proposed (footnote 7); or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole having particular regard to key policies for directing development to sustainable locations,

making effective use of land, securing well-designed places and providing affordable homes, individually or in combination (footnote 9).

Footnote 9 refers to the paragraphs where the policies are referred to i.e. paragraphs 66, 84, 91, 110, 115, 129, 135 and 139.

7.3 The key chapters of relevance within the NPPF 2024 are as follows:

- 2- Achieving sustainable development
- 5 - Delivering a sufficient supply of homes
- 6 - Building a strong, competitive economy
- 7 - Ensuring the vitality of town centres
- 8 - Promoting healthy and safe communities
- 9 – Promoting sustainable transport
- 11 – Making effective use of land
- 12 – Achieving well-designed places
- 14 – Meeting the challenge of climate change, flooding and coastal change
- 15 – Conserving and enhancing the natural environment
- 16 – Conserving and enhancing the historic environment

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

- Core Policy 1 - Spatial Vision and Strategic Objectives for Slough
- Core Policy 3 – Housing Distribution
- Core Policy 4 – Type of Housing
- Core Policy 5- Employment
- Core Policy 6 – Retail, Leisure and Community Facilities
- Core Policy 7 – Transport
- Core Policy 8- Sustainability and the Environment
- Core Policy 9 – Natural and Built Environment
- Core Policy 10 – Infrastructure
- Core Policy 11 – Social Cohesiveness
- Core Policy 12 – Community Safety

7.4 The Adopted Local Plan for Slough 2004 (Saved Policies):

- H9 Comprehensive Planning
- H14 Amenity Space
- EN1 Standard of Design
- EN3 Landscaping
- EN5 Design and Crime
- EN17 Locally Listed Buildings
- EN22 Protection of Site with Nature Conservation Interest
- T2 Parking Restraint
- T8 Cycling Network and Facilities
- T9 Bus Network and Facilities
- S1 Retail Hierarchy
- S8 Primary and Secondary Frontages

- S15 Diversification of Use

7.5

Other Relevant Documents/Guidance:

- Slough Borough Council Developer's Guide Parts 1-4 (2010)
 - Part 1 Planning application procedure and decision making
 - Part 2 Developer contributions and affordable housing (Section 106) (Updated September 2017)
 - Part 3 Transport and highway guidance (including update to Table 3 charges for highways agreements and licences (2012))
 - Part 4 General development guidance (including supplement: Space Standards for residential development (November 2018))
- Refuse and recycling storage for new dwellings Planning guidance (December 2013)
- Slough Borough Council's Draft Low Emission Strategy (LES 2017-2025)
- ProPG: Planning & Noise: Professional Practice Guidance on Planning & Noise. New Residential Development (May 2017)
- Fire Safety Provision – DLUHC Guidance – Fire safety and high-rise residential buildings (August 2021)
- Habitat Regulations Assessment of Projects, Natura 2000 and European Sites
- Mitigation Strategy re new residential development and protection of Burnham Beeches Slough Borough Council (October 2022)
- National Planning Policy Guidance (NPPG)
- National Design Guide and Design Code (2021)

Also of relevance is the Large-Scale Purpose-Built Shared Living London Plan Guidance Standards (February 2024). It is recognised that this document is not part of the Slough development plan. However given the absence of relevant planning policies relating to large scale shared living, this document provides a good practice tool for the LPA to refer to.

7.6

Emerging Local Plan Policy:

The Draft Centre of Slough Regeneration Framework (Aug 2020) was presented to Members at the Planning Committee meeting of 9 September 2020 and was subsequently determined to be adopted as an evidence document for the forthcoming Slough Local Plan. The Framework promotes the redevelopment of the Queensmere and Observatory shopping centres in a way which “rediscovers the High Street” and makes it the focal point. This means that new retail and leisure uses should front onto the High Street rather than looking inwards. It also proposes to create a new pedestrian street which links the High Street to the station via Mackenzie Square and Brunel Way. This will help to break down the barrier that is currently formed by amount of traffic on the A4 Wellington Street and start to knit the centre back together. The Framework sets out the broad principles for how the centre should look in terms of building heights, street patterns, key linkages and design quality.

The Proposed Spatial Strategy was published in November 2020 and builds on the work done for the Regeneration Framework and sets out a vision and objectives along with proposals for what the pattern, scale and quality of development will be in Slough.

The Spatial Strategy involves making sufficient provision to meet housing, employment and other needs whilst at the same time conserving the natural, built and historic environment.

Although it identifies broad residential areas, it does not contain any specific planning policies at this stage. Therefore, the documents holds little weight as it currently stands, and the material weight of policies would strengthen the closer the Local Plan is to adoption. It can be used to inform planning decisions but does not have the weight of planning policy.

Equality Act

- 7.7 In addition, Section 149 of the Equality Act (2010) which sets a Public Sector Equality Duty (PSED) came into force in April 2011 and requires the Council to consider the equality impacts on all protected groups when exercising its functions. In the case of planning, equalities considerations are factored into the planning process at various stages. The first stage relates to the adoption of planning policies (national, strategic and local) and any relevant supplementary guidance. In coming to a recommendation, officers have considered the equalities impacts on protected groups in the context of the development proposals as set out in this report.

8 Principle of Development and Planning Use

Purpose Built Key Worker Accommodation (PBKWA)

Use class:

- 8.1 The term '*dwelling-house*' is not defined in planning legislation. Nor is it defined in the adopted Core Strategy (although '*key worker housing*' is identified in the glossary as an example of '*Affordable Housing*'). However, the applicant contends that the proposed units of accommodation do not comprise dwelling-houses because they would not provide facilities required for day-to-day private domestic existence. This is a reference to the judgement in *Gravesham Borough Council v Secretary of State for the Environment and another* (1982) pursuant to which the Court held that a distinctive characteristic of a dwelling-house is its ability to afford to those who use it '*the facilities required for day-to-day private domestic existence*'.

The applicant also argues that the limited facilities within the proposed units would be supplemented by a range of communal facilities upon which occupiers would rely. They conclude, therefore, that the proposed units would be a *sui generis* use.

- 8.2 Each unit is proposed as a studio and includes a bedspace, a small kitchen space, a small sitting / dining area, a toilet, and a shower room. While each unit falls below Nationally Described Space Standards, as a matter of judgement they are still considered to provide the facilities required for day-to-day private domestic existence.
- 8.3 It is acknowledged that the proposal places an emphasis on communal living. Large-scale shared dining and amenity facilities are provided within the building to supplement the smaller facilities that would be provided in private individual units. When viewed as a whole, this proposal is not considered to fall within any defined use class i.e. it would be categorised as a *sui generis* use.
- 8.4 However, a building can still be a dwelling-house even if it comprises a *sui generis* use (see, for example, the judgement of the Court in *Moore v Secretary of State for Communities and Local Government* (2013)). Therefore, based on the above the proposal is considered to provide small dwellinghouses with large scale shared dining and amenity facilities and is considered to comprise a *sui generis* use.
- 8.5 Accordingly, such policies in the development plan which relate to dwellinghouses/dwellings are considered to be engaged and to comprise a material consideration in the determination of this application. There is no specific development plan policy in respect of the delivery of purpose built key worker accommodation (PBKWA), as here.

Policy:

- 8.6 The National Planning Policy Framework 2024 encourages effective and efficient use of land. These proposals involve the enlargement of the premises and the formation of additional residential accommodation. As such, the proposals comply with the overall thrust of the NPPF. Paragraph 40 of the NPPF 2024 recognises that residential development often plays an important role in ensuring the vitality of centres and encourages residential development on appropriate sites.
- 8.7 Core Strategy Policy 1 (CP1) sets the spatial strategy for the Borough and this requires all development to take place within the built up area, predominantly on previously developed land. The policy also requires the scale and density of the development to be related to the site's current or proposed accessibility, character and surroundings.
- 8.8 Core Policy 1 and 4 seeks high-density housing to be located in the Town Centre.

8.9 A total of 10,192sqm of floorspace GIA (11,237sqm GEA) of PBKWA is to be provided across 3 blocks. Each unit would be a studio and further information of the internal units as per the Standard of Accommodation section below. There are three types of unit:

- Type 1 is 18sqm (144 units, 53% of the total);
- Type 2 is 22sqm (114 units, 42% of the total); and
- Type 3 is 25sqm for accessible units (total 16 units, 6% of the total).

Across the Blocks, there are 39 units in Block A, 185 units in Block B and 50 units in Block C. The proposal is therefore a high density development which provides housing (for key workers).

8.10 The application site is within the boundary of the town centre, where high density housing is supported in principle.

Affordable Housing

8.11 Paragraph 66 of the National Planning Policy Framework requires major development involving the provision of housing to provide a mix of affordable housing to meet identified local needs, across Social Rent, other affordable housing for rent and affordable home ownership tenure

8.12 Core Policy 4 of the Core Strategy states that all sites of 15 or more dwellings (gross) will be required to provide between 30% and 40% of the dwellings as social rented along with other forms of affordable housing. *'Social Rented Housing'* is defined in the Core Strategy as *'Housing available to rent at below market levels. Lower rents are possible because the government subsidises local authorities and registered social landlords in order to meet local affordable housing needs'*. However, a more up-to-date definition can be found in the Framework as follows:

'Social Rent: meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent; (b) the landlord is a registered provider; and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision.'

8.13 In this case, the applicant accepts that the proposal does not include affordable housing within the meaning of the Framework.

8.14 However, the Applicant considers the scheme does not fall within the scope of Core Policy 4 as the proposal is entirely sui generis. However, as noted above the Local Planning Authority considers the proposal to include dwellings, and accordingly this part of Core Policy 4 (and the relevant part of the Framework) applies.

8.15 As set out below, the proposal intends to provide low-cost accommodation primarily to serve NHS and other key workers. The proposal cannot be considered to comply with the affordable housing requirements of Core Policy 4 of the Core Strategy because (as accepted by the applicant) the

proposal would not provide social rented housing (within the meaning of the Framework). This attracts negative weight.

8.16 The Framework identifies that affordable housing for rent should set rent levels that are at least 20% below local market rents (including service charges where applicable).

8.17 Given the unique nature of this development, it would not be possible to accurately benchmark against local market rents because there are no other comparable schemes within Slough. The Applicant has benchmarked against more standard residential studio flats within the town centre where the rent is broadly £1275 per month (not including service charge). 20% below the standard studio market rent would be £1,020 (not including service charge). The percentage below studio rent does not include service charge, as this varies considerably between flats (between £150 - £200 / month) and could be subject to changes in the future. Notwithstanding this, officers have requested transparency of service charge at this stage to ensure it is capped. The proposed rents fall below standard studio market rent, as set out below.

Table 1: Proposed Unit Rents and Service Charge

Unit Type	Salary Base	Rent (40% of net salary)	% below studio rent	Service Charge (capped at 15% of rent)	Total Maximum Cost
Type 1 Unit (18sqm)	Lower Band 5 (£2250/month take home)	£900	29.5%	£135	£1,035
Type 2 Unit (22sqm)	Upper Band 5 (£2675/month take home)	£1,070	16%	£160	£1,230
Type 3 Unit (25sqm)	Upper Band 5 (£2675/month take home)	£1,070	16%	£160	£1,230

8.18 It is therefore accepted that the proposal would provide a more affordable form of accommodation in the town centre when compared to the average one bed studio. In addition, the proposal provides a tailored form of accommodation for key workers where the rent for each unit would be set at 40% of the net take-home salary of the prevailing NHS Band 5 salary for both the standard Type 1 and larger Type 2 & 3 units.

8.19 The proposal seeks to ensure the units are low cost and affordable, primarily to serve the needs of key workers within the NHS, prioritizing those local to Slough. The proposal would enable the housing needs of local key workers to be met, both in terms of affordability and priority of provision. The intention is that a key worker will be able to afford to rent a modern unit without being forced to go to the open market for either more expensive and/or lower standard accommodation.

- 8.20 The applicant and the NHS have set out a pressing need for such accommodation in the statement prepared by Healthwise Consulting, dated 31st May 2024. Within the report it is stated that there are 10.5 million key workers in the UK, 3.5 million of which are in the NHS, with a lack of decent housing provided for these workers, causing wider problems for the NHS in terms of staff recruitment, retention and well-being. In 2025, low-paid key workers could not afford an average-priced home in 98% of Great Britain and the NHS Trust report staff shortages of over 120,000, projected to rise to 360,000 by 2036. The proposal for PBKWA aims to address this need, by making housing accessible for key workers, in a town centre location, in close proximity to amenities and public transport links.
- 8.21 There is a strong case for further NHS Key Worker housing within a readily commutable distance of both Wexham Park and Upton Hospitals due to inadequate current staff accommodation offer and local demand for key worker housing which has been confirmed by the hospital accommodation officers. The applicant has discussed the proposal with the accommodation officer at Wexham Park, who has confirmed that there is significant demand for further key worker accommodation, for Frimley Park, Heatherwood and Wexham Park Hospitals. Specifically, a demand for low-cost accommodation which meets a higher standard of living compared to existing circumstances where many key workers are housed in Houses of Multiple Occupation (HMO).
- 8.22 Frimley Health are developing a new hospital as part of the New Hospitals Programme which they hope will come online in 2030. They also have new investment in a £25 mil new diagnostics centre (at Upton Hospital, only 160m from the application site) and a new £49 million inpatient and diagnostic unit. Frimley Health has struggled historically to recruit and retain staff leading to up to £38 million deficits some years due to agency and contracting costs. They have sought to reduce this gap by recruiting overseas clinicians and workers. They have only 12 single occupation rooms with shared facilities in Cedar House (a 2 minute walk from the hospital and considered onsite) which are all always in use. There is a waiting list to get a room and a significant backlog. They only rent to employees of Berkshire Healthcare NHS Foundation Trust as rent is deducted directly from salary.
- 8.23 The NHS has made it clear the current housing arrangements are poor quality, expensive and unsatisfactory for their staff. The proposal would make significant contribution to providing better quality housing at an affordable rent for their staff.
- 8.24 Therefore, while the proposal does not provide affordable housing in compliance with Core Policy 4 or the Framework, it does provide tailored key worker accommodation with rent controls in place to ensure it is affordable for NHS key worker staff for 100% of the units in perpetuity. This is considered to provide a significant benefit which outweighs the harm arising out of the conflict with Core Policy and the Framework in relation to affordable housing.

- 8.25 Heads of terms have been agreed which secure rent levels, service charges (capped at 15% of rent), utilities and council tax charges to be no higher than charged to the developer, and the type of key worker who is eligible to occupy them. Further details are set out in the Section 106 part of this report (Section 15).

Retail Use

- 8.26 The NPPF 2024 Paragraph 90 states that planning decisions should support the role that town centres play at the heart of local communities by taking a positive approach to their growth, management and adaptation. Long-term vitality and viability of town centres should be promoted by allowing them to grow and diversify in a way that can respond to rapid changes in the retail and leisure industries, allows a suitable mix of uses (including housing) and reflects their distinctive characters.
- 8.27 Core Policy 5 (Employment) states that *“the location, scale, intensity of new employment development must reinforce the Spatial Strategy and transport strategy.”*
- 8.28 Core Policy 6 (Retail, Leisure and Community Facilities) states that all new major retail developments should be located in the Town Centre. The policy seeks to increase Slough Town Centre’s retail ranking and a key indicator of this is reducing the percentage of retail vacancies. Core Policy 6 also states that all new major retail developments will be located in the shopping area of Slough town centre *“in order to improve the town’s image and to assist in enhancing its attractiveness as a Primary-Regional Shopping Centre”*.
- 8.29 Local Plan Policy S1 resists development that would adversely affect the Slough Town Centre shopping centre.
- 8.30 Slough Local Plan Saved Policy S8 (Primary and Secondary Frontages) notes 204-208 Slough High Street as being within the primary frontages of Slough town centre.
- 8.31 Slough Local Plan Saved Policy S15 (Diversification of Use) states that “proposals which aim to diversify the activity found within Slough town centre will be permitted if they comply with the following criteria:
- a) it can be shown that the vitality and viability of Slough town centre will be increased;
 - b) all proposals within the retail area, provides a shop front design synonymous to a shopping location;
 - c) if located within a retail area, will seek to trade at hours complimentary to a retail location;
 - d) proposals should not be located within the primary shopping frontage; and
 - e) the proposal will not result in any adverse environmental effects, or any adverse effects on the visual appearance and character of the area including any listed or locally listed buildings or the Slough Old Town area”.

- 8.32 There is a loss of existing 4000sqm of retail floorspace (Class E(a) Display/ Sale of goods other than hot food) and a single replacement unit that will be 97sqm of retail floorspace (Class E). The original planning application proposed a change to 1,141sqm of 2no retail units and the Section 73 application proposed a change to 1,161sqm of a single retail unit.
- 8.33 Given the total -3903sqm loss of tradable floor area, a Retail Impact Assessment has been prepared by Cited Property (August 2025). This states that Slough Town Centre has a reduced retail and leisure offer due to the partial closure of the Queensmere shopping centre in January 2022 (and has suffered due to uncertainty of the proposals for both shopping centres) but retail parks and district retail centres in Langley and Farnham Road are thriving due to a more specialised local and convenience offer. Appetite for smaller units in the town centre, that require less capital expenditure, require less staffing and are cheaper in terms of overall occupational costs remains buoyant.
- 8.34 High-profile administrations such as Debenhams and Wilko brought a high number of larger, in-town retail units to the market all in one go, most of which were in poorer secondary locations and a few of which are still available, with many stores now focused on online shopping, offering home delivery and click-and-collect services. High Street retail continues to be outperformed by the out-of-town market, however, demand for larger format stores in-town remains weak due to a number of factors as described below:
- Over supply of stock, with recent high-profile administrations such as Debenham (115- 161 High Street, Slough) and Marks and Spencer (147 High Street, Slough);
 - Number of retailers actively searching for large space in town centres has decreased;
 - Rising costs of employment;
 - Cost of relocation of larger stores;
 - Store fit out increasing exponentially since Covid-19 meaning tenants often decide to remain in an existing unit rather than relocate; and
 - Appetite for smaller units, that require less capital expenditure, requiring less staffing and are cheaper.
- 8.35 The subject property became available when BHS went into administration In April 2016. This followed the sale of the business for £1 the previous year by Philip Green. They did historically own a lot of freehold property, but this had all been sold off previously. Some retailers acquired stores through lease assignments or directly from landlords, but nothing happened on the Slough property. Marketing details have been provided over the past 2 years where a few discount retailers have considered the space over the period but in almost 10 years, a permanent tenant has not been found. The only transactions that have happened are short-term and seasonal and have been to mitigate the business rates, so no rent has been payable above this. This evidence demonstrates that there is lack of appetite for a retail unit of this size in the High Street.

- 8.36 Within the previously consent scheme, the committee report stated “officers consider that the proposed development could provide higher quality and more efficient and economical floorplates (than the existing over-sized department store provision) and this could support the needs of modern operators and provide further opportunities to utilise the site and bring it back into use. The loss of overall floorspace is considered to be acceptable taking account of economic challenges facing town centres.”
- 8.37 Whilst the unit is occupied, similar conclusions are reached from the previous scheme, as the retail landscape at the High Street has evolved further; a more flexible approach in terms of uses and floor space and layout could bring benefits of bringing back the site into town centre uses within an appropriate floorplate and would allow for a long-term tenant within the proposed retail unit.
- 8.38 A condition is recommended that would prevent permitted development Schedule 2, Part 3 Class MA (General Permitted Development) (England) Order 2015 (Updated 2021) to change Class E to Class C3 (residential) to take place, given the importance of retaining this unit for active frontage and vitality of the High Street and to retain retail floorspace.
- 8.39 Overall, the loss of retail floorspace would not adversely affect the Slough Town Centre shopping centre given an existing, smaller unit would replace the High Street frontage and considering the extent of vacancy and marketing evidence provided. The proposal is considered acceptable in principle, given the unit will be more appropriately sized for a future occupier as adequately demonstrated above. The proposal would therefore be in accordance with Core Policies 5 and 6 of the Core Strategy 2008 and Policies S1, S8 and S15 of the Local Plan 2004.

9. Design & Impact on Streetscene and Townscape

Policy

- 9.1 The NPPF states at paragraph 131 that good design is a key aspect of sustainable development and should contribute positively to making places better for people. Development should function well and add to the overall quality of the area, establish a strong sense of place, optimise the potential of the site to accommodate development and provide for an appropriate mix of uses, respond to local character and history, create safe and accessible environments which are visually attractive.
- 9.2 Saved Policy EN1 requires development proposals to reflect a high standard of design and must be compatible with, and/or improve the surroundings in terms of scale, height, massing/ bulk, layout, siting, building form and design, architectural style, materials, access points and servicing, visual impact, relationship to nearby properties, relationship to mature trees and relationship to water courses. These factors will be assessed in the context of each site and their immediate surroundings. Poor designs which are not in keeping with their surroundings and schemes which result in over-development of a site will be refused.

- 9.3 Policy EN3 states that comprehensive landscaping schemes will be required for all new development proposals. Where there are existing mature trees, or other features such as watercourses, which make a significant contribution to the landscape, these should be retained and incorporated into the new scheme. Landscaping should be carried out in the first planting season following the completion of the proposed development and a scheme for the subsequent maintenance and retention of the existing and proposed planting should be established. Off-site planting may be required for development proposals where there is a substantial loss of landscaping on site or where there is the opportunity to enhance existing landscaping in the vicinity of the development.
- 9.4 In addition, landscaping schemes must have regard to all of the following:
- a) impact upon the street scene;
 - b) screening effect of the proposed landscaping;
 - c) use of both hard and soft landscaping to soften the built form;
 - d) variety of plant and tree species and their appropriateness for the location;
 - e) the extent to which landscaping can act as a means of enclosure;
 - f) improvements to visual amenity; and
 - g) opportunities for creating new wildlife habitats.
- 9.5 Policy H9 states that a comprehensive approach should be taken in any residential development scheme to ensure that adjoining land which is capable of development is not sterilised. Commercial schemes which sterilise residential land or prejudice the ability of potential residential units being provided or brought into use will not be permitted.
- 9.6 Policy Core Policy 1 of the Core Strategy states that the scale and density of development will be related to the site's current or proposed accessibility, character and surroundings. Significant intensification of use will not be allowed in locations that lack the necessary supporting infrastructure, facilities or services or where access by sustainable means of travel by public transport, cycling and walking are limited.
- 9.7 Policy Core Policy 8 of the Core Strategy states that all development in the Borough shall be sustainable, of a high quality design, improve the quality of the environment and address the impact of climate change. Policy CP8 states that all development will:
- a) Be of a high quality design that is practical, attractive, safe, accessible and adaptable;
 - b) Respect its location and surroundings;
 - c) Provide appropriate public space, amenity space and landscaping as an integral part of the design; and
 - d) Be in accordance with the Spatial Strategy in terms of its height, scale, massing and architectural style.

The design of all development within the existing residential areas should respect the amenities of adjoining occupiers and reflect the street scene and the local distinctiveness of the area.

- 9.8 Core Policy 9 (Natural and Built Environment) outlines that *“development will not be permitted unless it respects the character and distinctiveness of existing buildings, townscapes and landscapes and their local designations”*.
- 9.9 Core Strategy Policies 8 and 12, and Local Plan Policy EN5 require development proposals to be designed to reduce the potential for criminal activity and anti-social behaviour. This is also reflected in Paragraph 91 of the NPPF 2024 which requires planning decisions to promote safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion.
- 9.10 The Proposed Spatial Strategy (November 2020) encourages significant intensification of uses in locations with the necessary infrastructure, service and accessible means of travel, whilst also taking account of the site’s current or proposed character and surroundings. The Town Centre is identified as a suitable location for intensified uses and taller forms of development in certain locations.

Siting and Layout

- 9.11 The site would be divided into three blocks; Block A is located on the southern boundary of the site fronting onto Herschel Street (39 units), Block B is located centrally (185 units) along with a communal terrace on the 13th floor and Block C is located on the northern boundary of the site fronting onto the High Street (50 units). The layout differs from the consented scheme in that there is no “podium” level and the commercial unit fronting the High Street has been significantly reduced in size.
- 9.12 Externally, two blue badge parking spaces and loading bays for deliveries and refuse collection vehicles are proposed between Blocks A and B, with vehicular access from Block A at Herschel Street. Block A will host the development’s substation and Low Voltage intake room. There would be bike shelters and landscaping in between the Blocks.
- 9.13 Internally, Block A has two lift cores. Block A will have a separate concierge entrance from Herschel Street. This Block would have a double-height entrance and a co-working space offering increased natural surveillance to Herschel Street. Photovoltaic panels are proposed on the roof.
- 9.14 Block B has a centrally located lift core, and as it exceeds the 18m threshold set out in the Building Safety Act, it requires two protected staircases. Block B has been designed with a basement to accommodate the majority of the servicing equipment for the development, including the LV switch room, cold water storage room and fire sprinkler capacity and heating and cooling pump rooms which would not be accessible to residents. Being the largest and tallest Block, there is a south-west facing

terrace open to all residents on the 13th floor. There is also a 92sqm communal lounge and 54sqm communal kitchen. Roof equipment including Air Source Heat Pumps and a generator are grouped together on the roof of Block B.

- 9.15 Block C will have a commercial entrance retaining the active frontage to the High Street and public realm, with a service corridor with access to the rear within the site. There will be separate residential access from the High Street. There will be a single lift core and staircase centrally located in this block. Photovoltaic panels are proposed on the roof.
- 9.16 All three blocks have their own refuse stores located on the ground floor, together with the majority of the communal spaces. All blocks adopt a linear approach to the internal arrangements. Windows are positioned at the end of communal corridors where possible to introduce natural daylight to these blocks.
- 9.17 In light of the above, it is considered that the layout of the proposed development represents a more efficient use of the land on the ground floor and the additional units benefit from the opportunities on the primary frontages north and south, noting its linear shape.
- 9.18 Whilst it is noted that there would be an open plan layout on the ground floor, the crime consider that there should be segregation between the delivery/ servicing/ waste and commercial element of the scheme (west) and the residential element (east), to improve security as well as resident experience, which may require relocation of bike stores to the western boundary and additional boundary treatment. It is therefore requested that an updated revised ground floor layout is received prior to a recommendation of approval.

Scale, Massing, Height

- 9.19 The height comparison from the previously consented S73 scheme (P/02683/015) is as per Table 2 below:

Table 2: Height Comparison of consented and proposed scheme

	Consented (s73)	Proposed
Block A	4 storeys	4 storeys , 15.3m AOD
Block B	13 storeys	15 storeys, 50.5m AOD
Block C	5 storeys	6 storeys, 20.3m AOD

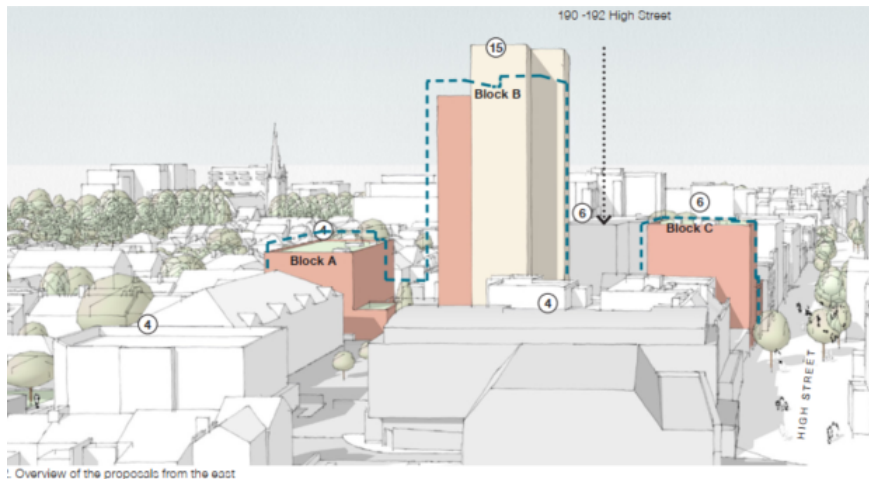


Figure 4: Extract from DAS of “Proposed Heights” view of the proposals from the east, with the consented scheme outlined in dashed blue

- 9.20 The proposed amendments would not significantly change the scale, massing or height of Blocks A or C and predominantly proposes changes to the height of Block B from application P/02683/015. On the original application P/02683/013, the central building Block B proposed an 11 storey central building. The S73 application P/02683/015 proposed an amendment to increase the central building Block B to 13 storeys, adding an additional 8 x 1 bedroom units. The current application proposes 15 storeys at Block B.
- 9.21 It is considered that the additional proposed two storeys to Block B would be classed as full height storeys, as each floor has an internal height of approximately 2.5m, matching the floors below. The additional two storeys are set back from the floors below at Block B and would appear to be smaller in massing as a crowned addition. However, the 15th floor would only be used for roof equipment including a lift overrun, smoke shaft fan, generator and Air Source Heat Pumps (ASHP). The visual impact of the top floor would be somewhat reduced as the building would have perforated openings in the elevation to increase transparency on this floor. The top two storeys feature a higher proportion of glazing than the floors below.
- 9.22 Whilst there is no current adopted local planning guidance on the location of tall buildings in the High Street or within the central area, members will be aware of the extant permission was approved for 13 storeys and that the town centre has progressively developed, with blocks of up to 18 storeys approved at the Queensmere outline planning application.
- 9.23 As part of the application submission, the applicant has put together a detailed townscape analysis to demonstrate the relationship of the proposed taller buildings in different contexts from close to distance views. Furthermore, Officers have considered best practice guidelines in terms of the positioning and design of Tall Buildings. (Commission for Architecture and Built Environment) CABE produced guidelines in 2007 which advises designers to have due regard for the townscape role that tall buildings can perform in terms of their strategic way-finding importance and/or the degree to which they would blend in and respect

the prevailing height and massing of buildings in proximity (in amongst other criteria).

- 9.24 Although it is noted that the height of Block B has been increased from the extant scheme from 13 storeys, to 15 storeys, the massing and width has been revised to form a better articulated massing. The mass of Block B is focused centrally in the site. The revised building would still have a strong presence in selected views along the High Street, being directly opposite the main entrance to the only shopping centre, The Observatory, (following the closure of Queensmere) and from the residential areas to the south. This is further assessed in the TVIA section of this report below.
- 9.25 Given the two storey residential areas to the south, it is considered that the height of the building would result in some visual obtrusion when viewed from residential properties in Herschel Street, Victoria Street, Hencroft Street and Alpha Street North by virtue of introducing a taller element in an otherwise clear skyline. It is considered that this element of the development, in the current urban context would therefore read as a new tall building in an otherwise low-rise immediate context, however, the principle of this was accepted for the original application and the change in height of the central height would be visually minor when viewed from the surrounding area.
- 9.26 Considering the cumulative impact of new developments, including 226 - 228 High Street at the Herschel Street to Alpha Street junction and the forthcoming Queensmere redevelopment, Officers consider that the increase in height would not result in further harm to visual amenities. The increased scale of development proposed reflects the emerging character of the Town Centre and can be suitably accommodated within the depth of the site.

Material and Façade Treatment

- 9.27 Block A will front Herschel Street and principles of façade treatment of the consented scheme will be retained. Two distinct shades of brick including a buff brick on the ground floor and a red brick tone in the upper levels are used to create visual interest, reflect the surrounding streetscape, particularly the neighbouring Pegasus Court building and break down and articulate the building's mass. The prominent double-height entrance would provide the building with a strong street presence, contributing to clear wayfinding and making the entrance easily recognisable. Full height windows are proposed across the ground floor and the double-entrance, which strengthens the connection between the building and the public realm, but also contribute to passive surveillance. Blind windows have been proposed on the flank walls to enhance texture and visual impact from the corners.
- 9.28 Block B is the tallest element and is designed with a clearly defined crown to reduce this element from the streetscene and public views. As per the above section, to give the top storeys a lighter appearance, they feature a higher proportion of glazing, particularly in communal corridors, stairwells,

and communal rooms. Vertical brick detailing is introduced to create a sense of slenderness and elegance. Some of these vertical elements continue down the side elevations, adding depth and visual interest – especially important on facades where window openings are restricted. Subtle horizontal bands in pigmented concrete are incorporated every three floors to break down the overall scale of the building, contributing to a more human and approachable rhythm within the architectural composition. All south-facing studio windows within the development are fitted with louvres to prevent overheating. Regarding brickwork colour, the south elevation (up to 13 storeys) will be a red brick colour and the north elevation (up to 15 storeys) will be a buff brick.

- 9.29 Block C's front elevation would be prominent from the High Street and should achieve visual harmony with the surrounding architecture, particularly being adjacent to the locally listed neighbouring building at 198- 200 High Street. Two contrasting brick tones are proposed as per the other two blocks, with the red brick tone applied to the eastern portion of the building and the lighter buff brick used on the western side, which is set back to reduce the perceived mass and provide visual variation. There is stepped brick detailing at the lower level to create a colonnade effect. The height of this detailing on the ground floor is considered to respond to both the adjoining locally listed building to the west and the supermarket to the east. To the southern elevation, there is simpler treatment, given that this is not visible from the street scene and would be within the landscaped space between the buildings within the development. Blind windows have been proposed on the flank walls to enhance texture and visual impact from the corners.

Townscape and Visual Impact Assessment (TVIA)

- 9.30 A Townscape and Visual Impact Assessment (TVIA) has been prepared by Icen Projects on behalf of the developer, which sets out a detailed analysis of the site context, identifying a series of current emerging townscape character areas upon which the impacts of the application scheme are assessed.

- 9.31 The TVIA summarises the scheme's effects on each of the 7 local Townscape Character Areas, which have been agreed with SBC Officers prior to submission of the application. The magnitude of the impact, effect and cumulative effect are stated below:

- View 1: High Street
- View 2: Herschel Street
- View 3: Herschel Street/ Victoria Street
- View 4: High Street
- View 5: Osbourne Street/ Park Street
- View 6: Wellington Street
- View 7: Yew Tree Road/ High Street

In addition, 4 additional specific viewpoints from the borough of Windsor and Maidenhead have been included as agreed with SBC Officers, included AVRs (Accurate Visual Representations) from Windsor Castle:

- View 8: A332
- View 9: The Long Walk
- View 10: Windsor Castle
- View 11: Windsor Castle

- 9.32 The TVIA generally states that the local viewpoints have a low visual value at a baseline and the Windsor Castle Long Walk view will have a very high baseline. The TVIA concludes that the proposed development will see a considerable change in terms of the Site's role in the wider townscape, introducing a much taller building, however this is contextual to the emerging developments and character of central Slough, which includes both recently completed schemes and those coming forward in subsequent phases.
- 9.33 The TVIA concludes that the magnitude of impact from the proposed development, is deemed to be medium. The visual impact of the views assessed ranges from a nil effect, minor neutral, negligible beneficial, to minor beneficial. The TVIA judges the effect of the proposed development to be beneficial, as it would transform a large, inactive site that does not contribute positively to the overall value of the townscape and Slough High Street. The proposed development would encourage an increased activity to Herschel Street and the High Street, the associated public realm enhancements would improve the areas surrounding the site, providing a more attractive outlook and the proposed development would strengthen the line of buildings along the High Street.
- 9.34 Some of the local wider views demonstrate that the proposed development would be partially screened by emerging developments within the Slough Central redevelopment (Queensmere) and therefore in a cumulative scenario will form part of a regenerative masterplan, which enhanced public realm, activated streetscape and improved urban greening. This is also evident in the wider Windsor Castle views, as the proposed development would be seen alongside a series of new taller buildings including the Horlicks redevelopment, Slough Central and other emerging schemes.
- 9.35 It is considered that the proposed development would result in a high degree of change as it would have a greater visibility than the existing building. It is acknowledged that from some views as assessed in the TVIA that there would be some beneficial cumulative impacts when taking into consideration future development and recent existing developments i.e. TVIA View 1 from the High Street. The Herschel Street elevation of Block A and High Street elevation of Block C are broadly consistent with the approved scheme as the ground floor commercial unit and first floor residential accommodation are defined within the streetscene with a double height frontage, which extends to match the roofline of the adjacent Locally Listed Building and is sensitive to the building's ridge height and line, and the proposed development is set back from the front elevation where it adjoins this property.

9.36 The previously consented scheme (P/02683/015) stated in the TVIA assessment:

“In conclusion, the design and resulting appearance of the development is considered to be acceptable, on balance, noting that the proposals result in some harm to the local townscape character virtue of the scale and height of the central building and its relationship with the immediately neighbouring low rise buildings, however the additional 2 storeys to Block B does not result in any significant harm than the consented scheme.

The scheme, as amended, would therefore be considered to constitute an acceptable design and an appropriate form of development on this site. Notwithstanding this, it is recognised that the scale, massing and height has been optimised to enable a sustainable mix of uses and delivery of housing with adequate servicing, delivery and parking provisions. In conclusion, it is the Councils view that the level of harm to the townscape is not significant enough to warrant a refusal on townscape grounds, on balance. It is considered that the development is capable of achieving a sufficient level of compatibility with the surrounding townscape which, over time, would address the criteria in the Local Plan Saved Policy EN1, Core Strategy Policy 8 and Core Strategy Policy 9 and the NPPF which seeks to deliver well designed places.”

9.37 Similarly with the application in question, the design and resulting appearance of the development is considered to be acceptable, on balance, noting that the proposals result in some minor harm to the local townscape by reason of conflict with the immediate character by virtue of the scale and height of the central building and its relationship with the immediately neighbouring low rise buildings, however the proposal overall when considered with the wider context would be in keeping with consented developments predominantly within Slough Central. Further, an additional 2 storeys to Block B does not result in any significant harm than the consented scheme, given the massing has also been revised and the proposal is a complete redevelopment which reads better when viewed from the high street than previous applications. The scheme would therefore be considered to constitute an acceptable design and an appropriate form of development on this site.

9.38 The proposed development would not have an overall detrimental impact upon the character and appearance of the surrounding area or buildings and the conclusions of the TVIA are similar to the previously consented schemes. Officers consider that any localised and wider harm to the surrounding area would be minor and modest, contained and outweighed by the public benefits of the scheme, in terms of contributing to the regeneration of the site and wider Town Centre area with regards to relevant planning policy and material considerations.

9.39 It is recognised that the scale, massing and height has been optimised to enable a delivery of a number of key worker accommodation units with adequate servicing, delivery, parking and amenity provisions. In conclusion, it is the Council’s view that the level of harm to the townscape is not significant enough to warrant a refusal on townscape grounds, on

balance. It is considered that the development is capable of achieving a sufficient level of compatibility with the surrounding townscape which, over time, would address the criteria in the Local Plan Saved Policy EN1, Core Strategy Policy 8 and Core Strategy Policy 9 and the NPPF which seeks to deliver well designed places.

Heritage

- 9.40 Core Policy 9 sets out that new development will not be permitted unless it protects and enhances the historic environment and respects the character and distinctiveness of existing buildings, townscapes and landscapes and their local designations. Saved Policy EN17 sets out that special attention will be given, in the exercise of the development control function, to the retention and enhancement of locally listed buildings and their setting. NPPF (Para 216) states the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
- 9.41 Slough Town Centre contains a number of locally listed buildings, with the key listed buildings outlined within the Heritage Statement. The majority of these sites are situated further to the west of the High Street towards the junction with Windsor Road. The two closest locally listed properties are No. 200-202 High Street which abuts the site's western boundary; and 194-198 High Street which is immediately west of No. 200-202 High Street. No. 200-202 comprises a three-storey red brick late Victorian building that adjoins the site. 194 -198 comprises a gable fronted 2 1/2 storey brick building (now painted) and 196 - 8 is an Edwardian red brick 3-storey building. These 19th and early 20th century properties are of merit and a reminder of the mix of earlier buildings along the High Street, before large parts of it were redeveloped in the mid to late 20th century.
- 9.42 The alignment of the red brick colonnade in the High street building (Block C) with the height of No. 200-202 seeks to ensure that the proposals respect these neighbouring locally listed building and accordingly 194-198 High Street (which is adjoins No. 200-202). Above this the elevation has been set back in a lighter colour which focusses the emphasis on the alignment of the red brick colonnade with the neighbouring locally listed buildings.
- 9.43 The LPA have consulted with the Conservation specialist, who has provided comments stating the redevelopment will provide a better quality street-facing elevation within the High Street and has been designed with sensitivity to the Locally Listed buildings adjacent. Block C of the development will front the High Street, this is of red brick construction and of a contemporary design; the design and material finish represents an improvement on the existing and the use of red brick will tie in well, both with the locally listed building adjacent and the wider High Street. There is a modest set back of the cream brick upper 3-storeys of block C adjacent to the Locally Listed 200 - 202 High Street and the eaves line of the lower

red brick part corresponds to that of the Locally Listed Building. Block C of the new development will not have an overbearing relationship to these Locally Listed buildings. The scale of Block B (15 storeys) is significantly taller than existing built form (and taller than previously approved) but is set back from the High Street frontage.

- 9.44 Although a greater scale of development, the proposed development has been designated sensitively particularly Block C adjacent to the locally listed buildings. Given that the locally listed buildings are non-statutory and the assets themselves remain unaffected, officers consider that there would be a neutral impact on the setting and significance of the locally listed buildings which would not amount to harm in NPPF terms.
- 9.45 The proposed development would also be partially visible from the northern terrace of Windsor Castle and the Copper Horse (a Grade 1 Listed Building/Scheduled Ancient Monument). However, it is offset from Windsor Castle to the east and does not have a notable impact on the setting of Windsor Castle. Historic England have been consulted who have reviewed the application and have confirmed they have no objection to the proposal. on this basis the proposal is considered to preserve the setting of Windsor Castle.
- 9.46 The proposal would be set away from other heritage assets in the borough by enough distance to suitable preserve their setting. Accordingly the proposal does not cause any harm to heritage assets therefore paragraphs 214 and 215 of the NPPF are not engaged.

Designing Out Crime

- 9.47 The details on security are provided within the submitted documentation including the Design and Access Statement and Operational Management Plan (prepared by Pinnacle). The Designing Out Crime Officer (TVP) has been consulted and raised a number of points, which Officers consider that these points can be addressed as below.

Access

- 9.48 It is noted that the main entrance for all three residential blocks is proposed to be from Herschel Street which will have a staffed reception area who can provide oversight of movement in and out of the buildings and manage visitors, postage and deliveries. A secondary access is provided from High Street and it is understood that that intention for this access is for it to be for residents use only (i.e. no postage, deliveries or visitor entry). Further information has been requested of management and monitoring of movement and access for bikes. The applicant has responded that all access and egress points into the site will be on an access controlled system and all points will be covered by CCTV installation. The reception will be manned 24hours and deliveries will be made only on Herschel Street. The matters, including details of the access control system can be conditioned.

- 9.49 The Designing Out Crime Officer has advised that it is not appropriate for the commercial unit to have access through to the private residential area. The two uses should remain completely separate as one use has the potential to undermine the security of the other. However, it is not possible to have deliveries/ servicing from the High Street and therefore some shared access would always be typical of mixed use developments such as this. An updated plan has been received to ensure a security railing separate the vehicle access delivery/ drop off area and visitor cycle parking spaces. It was also requested that the bike stores are rearranged to be located closer to the residential amenity space and to separate the commercial uses and refuse stores, details of which will be secured by condition. It is also recommended that there are further gates and fences provided within the development to provide an additional layer of security so that unrestricted access is not possible from the vehicle access gates by visitors including refuse collection/ deliveries/ bikes and also by tailgating. An updated ground floor plan has been received which demonstrates that security fencing can be incorporated within the development, particularly from the vehicle access point to ensure security for residents at ground floor. Access into bin stores will need to be via fob as part of the overall access control system, which as above are conditioned.
- 9.50 The submitted Operations Management Plan confirms that compartmentation will be provided so that key fobs allow residents access only to their apartment, the relevant floor of the building, and shared facilities such as laundry, cycle storage, refuse areas, and amenity spaces. However, from the plans it is evident that access to the communal facilities (co working spaces on Block A) will mean that 5 residential units will have their front doors accessible to all. Further details of fob entry will be secured by condition. The stair cores will all be on access control fob, which would be disabled in the event of an emergency.
- 9.51 There are publicly accessible car parks to the east and west of the development site. A 2m high wall to the boundary is proposed, and it has been suggested with trellising above to aid security. Defensive planting along the boundary is also included. This can be secured by condition. It has been suggested by the Designing Out Crime Officer that there are a number of recesses to the front of the building, however, this provides some breathing room from the public highway and introduces an active frontage considered to increase natural surveillance.

Security Measures

- 9.52 The majority of external luminaries are proposed to be bollard lighting with some wall mounted lights. This will not be sufficient to aid facial recognition. The external communal areas of the development should have sufficient levels of light to ensure that CCTV can identify any unauthorised entry, and that residents feel safe within these areas. The proposed light switch off at 11pm will not be appropriate for this reason. It is therefore recommended that a condition is added to any planning permission requiring the submission of a CCTV and Lighting scheme.

- 9.53 Details of the individual security of doorsets and windows should be provided. Communal doorsets will need to be robust given the amount of use they will get. It is therefore recommended that they should be to LPS 1175 Issues 8 A3 or equivalent. If to PAS 24, to ensure the door sets meet the individual standards for both physical security and durability, the door sets should also meet the relevant durability standards of BS 6375. BS 6375 offers a number of classes based on level of usage and therefore a tested number of activations. Details of this can be provided via condition.
- 9.54 Further to the conditions as recommended above on details of the access control system, CCTV and lighting scheme, boundary treatment and specification of doorset and windows (Condition 9), the proposal would be able to achieve a good standard of security and safety for occupiers, in accordance with saved policy EN5, Core Strategy Policy 12 and the NPPF 2024.

Landscaping

- 9.55 A Landscape Design Statement has been prepared by Camlins. The landscape design is well considered between the three buildings to maximise residents experience, provide defined routes and legibility within the site, promote biodiversity and reflect local habitat ecotypes. Planting areas incorporate seating and are also used as a buffer for boundaries.
- 9.56 In addition, at the 13th floor terrace level, extensive planting is proposed, including a canopy of multistem trees and plants in raised planters. Seating is incorporated into raised planters, along with lighting and irrigation system. The planting including an overheard pergola structure also maximises opportunity for climbing plants and shade to the glazed, south elevation. A Wind and Microclimate study has separately been provided by RWDI for the application, which concludes that extensive planting could also provide mitigation for resident's comfort during windy conditions.
- 9.57 Species across the landscaped areas include field maple, birch oak, holly, hawthorn, fern, primrose and bluebell. The proposed planting will combine evergreen and deciduous shrubs, robust, flowering perennials, ferns and spring flowering bulbs. The emphasis will be on drought and shade tolerant planting, providing year round greening. Planters will require a growing medium depth of up to 600mm and trees of 900mm.
- 9.58 To improve biodiversity and habitat microclimate, a green roof system will be proposed on the flat roofs of all blocks with 150mm growing medium depths. Although the scheme is not assessed against the London Plan, the Urban Greening Factor target of 0.4 is achieved.
- 9.59 Landscaping should be carried out in the first planting season following the completion of the proposed development and a scheme for the subsequent maintenance and retention of the existing and proposed planting should be established, and a condition is recommended requiring this.

- 9.60 Overall, it is considered that the development demonstrates a significant uplift from the existing baseline condition where there is no landscaping on site. Subject to a condition securing the development to be constructed in accordance with these details, these landscaping scheme is considered to meet the requirements of saved Policy EN3 of the Local Plan 2004 and Core Policy 9 (2008).

Future Development

- 9.61 The Council is in the process of preparing a planning strategy for development in the Town Centre which aims to provide a framework for future sustainable development in order to promote comprehensive regeneration and restore vitality and activity to the centre of Slough.
- 9.62 The Strategy identifies potential locations where tall buildings are suitable and offers high level guidance on the character, building height and form of development (amongst other matters). The Strategy promotes and seeks to safeguard the potential for major and comprehensive redevelopment of the Queensmere and Observatory Shopping Centres.
- 9.63 The proposed strategy recommends that building heights are designated accordingly within zones, which provide guidance on whether development should be low, medium or high rise. The application site falls into a low rise zone. The strategy advises that all buildings along the south side [of the High Street] respect the scale of the High Street and the primary frontages and entrances are from the High Street. This mirrors the generic design criteria in Local Plan policy EN1.
- 9.64 The Emerging Town Centre Strategy identifies that opportunities exist for a variety of landmark buildings which will mark key views into and across the centre of Slough, and create a new and varied skyline for Slough. The building heights must have regard to sensitive long distance views, particularly from Windsor Castle, as well as the setting of the Castle viewed from the Copper Horse and the setting of important local buildings such as St Ethelbert's Church and the railway station building. The approach to tall buildings was developed in the Heart of Slough strategic site allocation in the Local Plan. As such, tall buildings will be embraced (within the framework) but only in certain locations and only if they are in accordance with the strategy and subsequent adopted policies and guidelines. Although the application site is not a site where taller buildings would be directed in the strategy, the development must therefore be considered on its merits taking into account design quality, townscape impact and the scale, height and massing of the surrounding buildings/context.
- 9.65 Notwithstanding the above, the strategy is at an early stage in its preparation and any site specific guidance pertained therein can only be afforded very limited weight in the planning assessment. However, as the proposals have come forward in advance of the strategy being formally adopted, the applicant has submitted an appraisal of the immediate context to suggest how adjoining sites could come forward for

development, on a piecemeal standalone site by site basis or as part of a comprehensive form of the development.

9.66 Within the previous extant application, Officers reviewed an appraisal which shows that adjoining sites are capable of being developed at an appropriate scale and density commensurate with the town centre location. The previous extant application was reviewed with regards to scale and layout and Officers considered there to be no detrimental impact to neighbouring sites with regards to future development. All windows on the side elevation of the property will be obscurely glazed and will be secured this way through a recommended condition. All windows on the flank elevations serve the communal hallways, except for the 13th floor flank wall windows (western and eastern elevations) which serve the communal lounges and will be secondary windows and will be obscure glazed, as secured through a recommended condition. This would prevent overlooking from occurring between directly facing buildings. The side facing windows are not required to provide adequate daylight/ sunlight to the areas they serve. It is considered that the solutions proposed in the development to overcome to the potential unneighbourly effects from directly facing windows could be repeated or mirrored within development on either flank, where appropriate, within the adjoining sites.

9.67 It is considered that the proposed application would safeguard the potential to develop adjoining sites. The site would not unreasonably prejudice or restrict schemes coming forward in the future, including the road widening scheme to Herschel Street, either on a standalone piecemeal basis or a comprehensive basis whereby specific sites are assembled and brought forward together, in accordance with Policy H9 of the Local Plan 2004.

Summary

9.68 In summary, it is considered that design principles including layout, height, massing, materiality, landscaping and impact on the character of the area including the local and wider townscape have been well considered and generally adhered to. On balance, it is considered that the development is capable of achieving a sufficient level of compatibility with the surrounding townscape. Therefore, the proposed development would comply with the NPPF along with Policies 1, 8 and 9 of the Core Strategy 2008 and Policies EN1, EN17 and H9 of the Local Plan 2004.

10. Standard of Accommodation

Policy

10.1 The NPPF 2024 states that development proposals should promote “a high standard of amenity for existing and future users”. This is reflected in Core Policy 8 of the Core Strategy and Core Policy 4 which states development should achieve “a high standard of design which creates attractive living conditions”. To achieve good standard of amenity for all

existing and future occupiers, the proposal should meet internal space standards and provide with adequate levels of aspect, daylight and sunlight and not result in adverse noise issues.

- 10.2 Core Policy 11 (Social cohesiveness) states that development should be easily accessible to all and everyone should have the same opportunity and Core Policy 12 (Community safety) states that all new developments should be laid out and designed to create safe and attractive environments. This includes arrangements to make suitable arrangements regarding fire safety and design out crime.
- 10.3 London Plan Guidance states that development should positively integrate with its surroundings as part of ensuring good-quality design, in turn contributing positively to mixed and inclusive neighbourhoods.
- 10.4 Policy H14 states that the appropriate level of amenity space will be determined through consideration of:
- a) type and size of dwelling and type of household likely to occupy the dwelling;
 - b) quality of proposed amenity space in terms of area, depth, orientation, privacy, attractiveness, usefulness and accessibility;
 - c) character of surrounding area in terms of size and type of amenity space for existing dwellings;
 - d) proximity to existing public open space and play facilities; and
 - e) provision and size of balconies.

Space Standards of Units

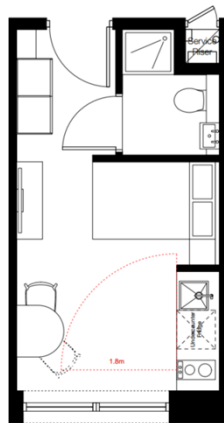
- 10.5 A typical studio would be either 18sqm or 22sqm and would have a M4(2) (accessible and adaptable dwelling of Approved Document M; Volume 1 Access to use of building of UK Building Regulations). Regarding Access and Inclusive Design, out of the 274 units, 16 are Wheelchair Accessible Units (WAU's). These units are all M4(3) compliant (wheelchair user dwellings) of Approved Document M; Volume 1 Access to use of building of UK Building Regulations. These units are 25sqm and allow for wider clearance and maneuvering space adjacent to beds, kitchen units and shower rooms. All entrance and fire exit thresholds are accessible. Dual lift access is provided in all three buildings and the shared key worker terrace on floor 13 of Block B is provided with full wheelchair access.
- 10.6 Each unit would contain a bed space, a small sitting / dining area, en-suite shower room, small kitchenette and full-height windows for natural daylight and ventilation. Basic cabinetry such as wardrobes will be provided for storage.
- 10.7 Whilst it is noted that the units do not meet the Nationally Described Space Standards (2015) for studio units (37sqm), these are supplemented with large communal amenity areas. It is important to ensure large scale shared living proposals do not create sub-standard accommodation and fully enable and promote a communal lifestyle which encourages social interaction. London Plan guidance states that they should be no less than

18sqm and no more than 27sqm to avoid them being used as substandard self-contained units. Larger units may be suitable for occupation by couples. It is envisioned that the Type 1 (18sqm) units would be single occupancy and the Type 2 (22sqm) and Type 3 (25sqm) units should be no more than double occupancy. Further, large-scale shared dining, recreation, lounges and workspaces are provided to offset those spaces within the private individual units which are smaller. Figure 4 below demonstrates a typical 18sqm unit. All units are secured through the Section 106 legal agreement not to be for people under the age of 18.

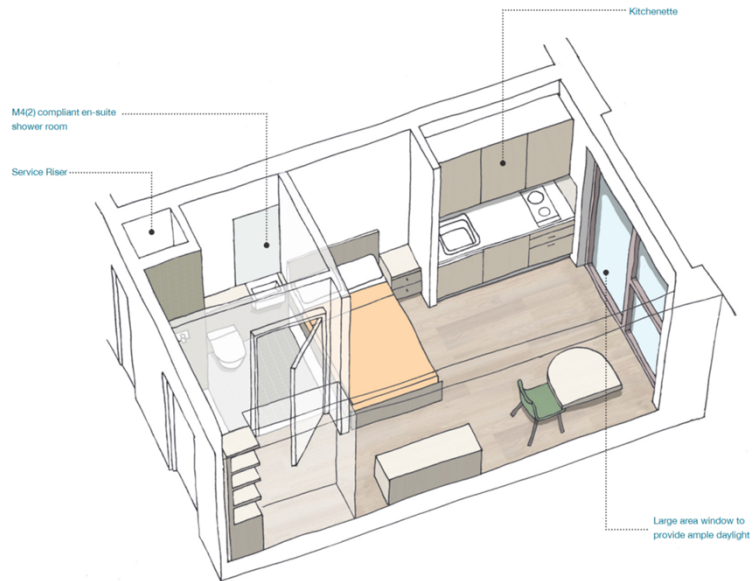
7.4 Accommodation Quality

A illustrative sketch of the Type 1 Standard Studio is produced to showcase the quality of the keyworker accommodations. Each studio is proposed with a M4(2) compliant en-suite shower room, small kitchenette, and large windows for daylight and ventilation. Basic cabinetry such as wardrobes will be provided for storage.

STANDARD STUDIO TYPE 1 18 sqm



Layout Plan - Type 1 Standard Studio



Illustrative Sketch - Type 1 Standard Studio

Figure 5: Extract from DAS of a typical accommodation layout

10.8

Table 2 below demonstrates the recommended benchmarks of total internal communal amenity space provision, room sizes and other facilities within the Large-Scale Purpose-Built Shared Living London Plan Guidance Standards (Feb 2024) and the proposed scheme. This demonstrates that the majority of the benchmarks are met, and where they are not, sufficient justification has been provided. It is recognised that this document is not part of the Slough development plan. However given the absence of relevant planning policies relating to large scale shared living, this document provides a good practice tool for the LPA to refer to.

Table 3: London Plan Guidance (Feb 2024) vs Proposed Scheme

Amenity	Large-Scale Purpose-Built Shared Living London Plan Guidance Standards (Feb 2024)	Proposed Scheme BHS (274 key worker units)
Private Room	Size: 18-27 sqm (single occupancy) 28-37 sqm (accessible)	Sizes: Type 1- 18sqm Type 2 - 22sqm Type 3 - 25sqm accessible

	Features: Double bed, desk, wardrobe, seating area, dining area, bathroom with shower, kitchenette	Features: Double bed, wardrobe, seating area, TV, bathroom/ shower, dining area, kitchenette including undercounter fridge, hobs, sink
Communal Kitchen	Size: 0.5 sqm per resident	Communal kitchen (274 x 0.5 = 137sqm) Block A = no sqm Block B = 88sqm Block C = 85sqm Total = 173sqm
	Features: Hob and oven, sink, fridge/freezer, dishwasher, microwave, storage, refuse facilities	Hobs/ Sinks shown
Laundry Services	One washer and dryer per 35 residents, no additional charge	Laundry room Requirements 8 washers, 8 dryers Block A = 4 washers 4 dryers Block B = 10 washers 3 dryers Block C = 2 washers 2 dryers
Internal Amenity Space	up to 100 residents - Minimum 4 sqm per resident 101-400 residents - 3sqm per additional resident 401+ residents - 2sqm per additional resident	Requirement 400sqm (100x4) + 522sqm (174x3) = 922sqm Block A 201 + 62 + 8 = 271sqm Block B 74 + 87 + 54 + 92 + 26 = 333sqm Block C 85 + 79 + 6 = 170sqm Total = 774sqm Officers note that the shortfall of the requirement by 148sqm, is only internally – when considering the external amenity space is in excess of requirements and this standards can be met when

		including the 180sqm 13 th floor communal terrace.
	Types: Living rooms, lounges, workspaces, gyms, recreation spaces	Fitness and Co Working spaces shown
External Amenity Space	Minimum 1 sqm per resident for up to 400 residents, 0.5 sqm per additional resident from 401+	Requirement 274sqm Ground Level – 1,125sqm (it is considered 600sqm is usable amenity space for residents) 13 ^h Floor – 180sqm
Storage	Personal storage in private units, additional storage in communal areas	Storage such as wardrobes are provided in each unit as well as storage in communal areas.
Workspace	Common work areas with high-speed broadband, adjustable desks	Common work areas shown
Toilets	Toilets in proximity to communal spaces, regular cleaning	Toilets near communal spaces
Cycle storage	0.75 per person, unless alternative justified	Requirement = 206 cycles Total proposed= 140 long stay spaces + 8 short stay This is considered to be adequate given the low levels of take up in other similar schemes and low expectation of residents owning bikes

10.9 Whilst an Operational Management Plan has been provided, Officers have recommended a condition for further details to be provided to ensure the operator ensures a good level of service and management of the following:

- Utilities – electric, water, wi-fi, TV licence;
- Security management;
- Occupancy restrictions and compliance with the Equalities Act
- Up keep and management of communal and amenity areas;
- Laundry;
- Cleaning services and maintenance; and
- Council Tax.

Communal and Amenity Space

- 10.10 The total communal space for the key workers re located on the ground floor of all three blocks, with additional provision on the first floor of Block A and the 12th floor of Block B. The total communal space equates to approximately 3 sqm per unit/resident and will accommodate a range of activities, including shared kitchens and dining areas, reception spaces, and other residential amenities.
- 10.11 At ground level, the landscape design incorporates bands of paving to define routes to entrances throughout the Site. Communal entrances to the blocks will be clearly legible upon entering the Site either from the High Street or Hershel Street. The orientation and arrangement of planting beds will serve to guide and highlight these routes and entrances. The raised planting beds will include large specimen trees and perennials. The ground floor realm will also include bench seating, defining spaces for large and small social gatherings. The outdoor amenity space at ground level (totalling 1125sqm) will integrate physically and visually with the communal rooms inside the buildings, with wide doorways and large windows at ground floor. This will serve to further activate the communal realm and promote its use. Further outdoor amenity (180sqm) is provided on the 12th floor for residents, comprising an extensive planted roof terrace. The terrace will include a canopy of multi-stem trees and plants in raised planters. This is considered to provide a good quality shared amenity spaces for residents, in accordance with saved Policy H14 of the Local Plan.

Privacy

- 10.12 Within the development itself, there would be sufficient distance between facing windows within the proposed units of Block A, B and C to avoid any adverse overlooking impacts. Between the residential elements of Block A and B, which are from the first floor, there would be a distance of 14.6m and between Block C and B there would be a distance of 16m.
- 10.13 The proximity of the flats within the development is considered to be within acceptable tolerances accepting that a 20m separation distance is generally the minimum ideal distance between facing windows (to avoid overlooking). It is considered that as the development is located in the town centre that it is permissible to reduce the standards in order to increase density levels and develop sites within a more efficient and optimal way (in accordance with the Part 11 of the NPPF).

Overheating

- 10.14 Full height windows are proposed to each unit to provide ample natural daylight and sunlight. The window components are standardised to reflect the internal arrangements of the units, with solar shading louvres applied to the south facing facades to address overheating. An Overheating Assessment has been prepared to ensure thermal comfort internally within the units and amenity spaces.
- 10.15 This concludes that mechanical ventilation was introduced to the key worker units, providing background airflow of 8 l/s (ensuite trickle vent) with a boost function increasing to 40 l/s during cooking periods. Additionally, the glazing

G-value was reduced from 0.40 to 0.35. South Facing windows on level 13 & 14 which do not have external shading will be amended to include blinds fitted between the double glazing panes of glass to block and reduce solar gains. These amendments further improved indoor conditions, resulting in all rooms meeting the overheating criteria set by TM59.

- 10.16 In summary, as demonstrated above, the passive measures such as openable windows, reduced G value for windows, louvres in front of large glazing, less equipment gains from the kitchen equipment's and inclusion of limited mechanical ventilation boost function helped improve the environmental condition and therefore all key working rooms, including bedrooms and communal lounges achieved compliance with the overheating criteria. In addition, it is recommended that all heating and hot water pipes in communal areas will be insulated to a higher standard than required by minimum building regulations, at an estimated 8W/h from hot water pipes.
- 10.17 Notwithstanding this, a mechanical ventilation assessment is requested from Environmental Health officers to assess the impact when windows are shut in consideration of noise.

Daylight/ Sunlight within the Development

- 10.18 The Daylight/ Sunlight Impact Assessment prepared by Consil Sept 2025 includes an assessment of the rooms internally.
- 10.19 The Daylight and Sunlight Report concludes that within the development, all key worker units assessed would meet or exceed the guideline value given by the latest BRE guidance as published; Site layout planning for daylight and sunlight: A guide to good practice (June 2022). For daylight provision in buildings, BS EN 17037 provides two methodologies. One is based on target illuminances from daylight to be achieved over specified fractions of the reference plane (a plane at table top height covering the room) for at least half of the daylight hours in a typical year. The other, alternative, method is based on calculating the daylight factors achieved over specified fractions of the reference plane.
- 10.20 An assessment is undertaken calculating the illuminance from all studio apartments at first, second and third floors within the development, as rooms in the floors above would have greater access to daylight and sunlight amenity. 100% of the apartments assessed would comply with guidance for daylight. 90% of the units would receive at least 1.5 hours of sunlight on 21st March. There are 6 rooms, 1 in Block B and 5 in Block C out of the 59 rooms assessed due south, on the first floor, that would deviate from the BRE guidance, however, it is noted this the majority of the rooms only deviate by a minor amount. It is considered this is due to overshadowing from Block B within the development itself.

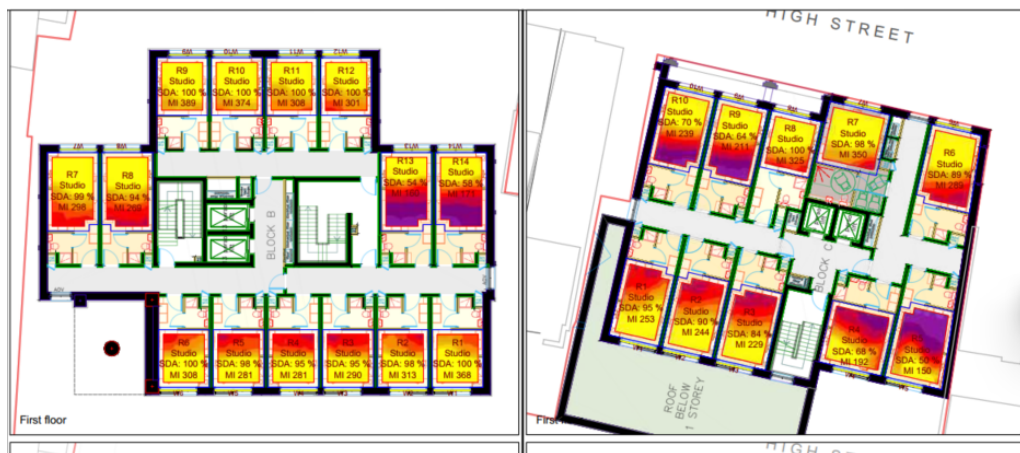


Figure 6: Extract of Illuminance Drawings from the first floor of Block B (left) and Block C (right)

- 10.21 For an external amenity area to appear adequately sunlit throughout the year, the BRE recommends that at least half the amenity area should receive at least two hours of direct sunlight on 21 March. The analysis results show that the terrace to the south of Block B would comply with the guidelines given by the BRE, receiving at least 2 hours of direct sunlight to 78% of its area on 21 March, well in excess of the 50% recommendation. Sunlight will be more restricted to the two courtyards on 21 March, however, a good proportion of each (44% and 79%) would receive at least 2 hours of direct sunlight by 21st April. Whilst sunlight is slightly restricted to the courtyard between Blocks B and C, the overshadowing assessment shows that future occupiers of the development will have access to adequately sunlit communal external amenity space, including the terrace at floor 13 throughout the year.
- 10.22 Whilst there are some deviations from the BRE guidance, these are not intended to be interpreted as a strict set of rules and levels of compliance are considered consistent for an urban area in Slough Town Centre, considering the density and scale of development. The resultant levels are not unreasonably low for the urban central location, and given the benefits of the development and sustainable location, it is permissible to apply the standards more flexibly, in accordance with the BRE guidelines, the NPPF (2024) and Core Strategy Policy CP8.

Summary

- 10.23 It is concluded that a satisfactory standard of residential accommodation could be provided within the development subject to the quality of construction, materials and fittings within the building, in accordance with 4, 8, 11 and 12 of the Core Strategy 2008, the NPPF 2024 and relevant guidance.

11. Impacts on Residential Amenity

- 11.1 EN1 of the Local Plan and Core Policy 8 of the Core Strategy requires new development proposals to reflect a high standard of design and to be compatible with and/ or improve the surroundings in terms of the relationship

to nearby properties. The NPPF at paragraph 130 sets out guiding principles for the operation of the planning system. One of the principles set out is that authorities should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. In considering the proposals, officers have had due regard for the impacts on the amenity and living conditions of residents residing within adjoining and adjacent dwellings in the High Street, Herschel Street, Alpha Street, Hencroft Street, Victoria Street and Park Street with regards to the impact on cumulative levels of daylight, sunlight, overshadowing and privacy as a result of the proposed amendments.

11.2 As a above, the Daylight and Sunlight Report prepared by Consil Sept 2025 also assesses impacts on natural light for neighbouring residential properties using the Building Research Establishment (BRE 2022) standard methodologies. The report provides an assessment of which surrounding properties should be considered for detailed Vertical Sky Component (VSC) and No-Sky Line (NSL) assessments for daylight and the Annual Probable Sunlight Hours (APSH) for sunlight. The assessment concludes that the following properties/ areas should be assessed:

- Radley House, 186-188 High Street;
- Radstock House, 190-192 High Street;
- 198 to 200 High Street;
- 210-216 High Street;
- 218-226 High Street;
- Lomond Court, Alpha Street North;
- 1a Hencroft Street North;
- New Testament Church of God, 41 Herschel Street;
- Bembridge Court, Herschel Street;
- 16 Park Street; and
- Slough High Street

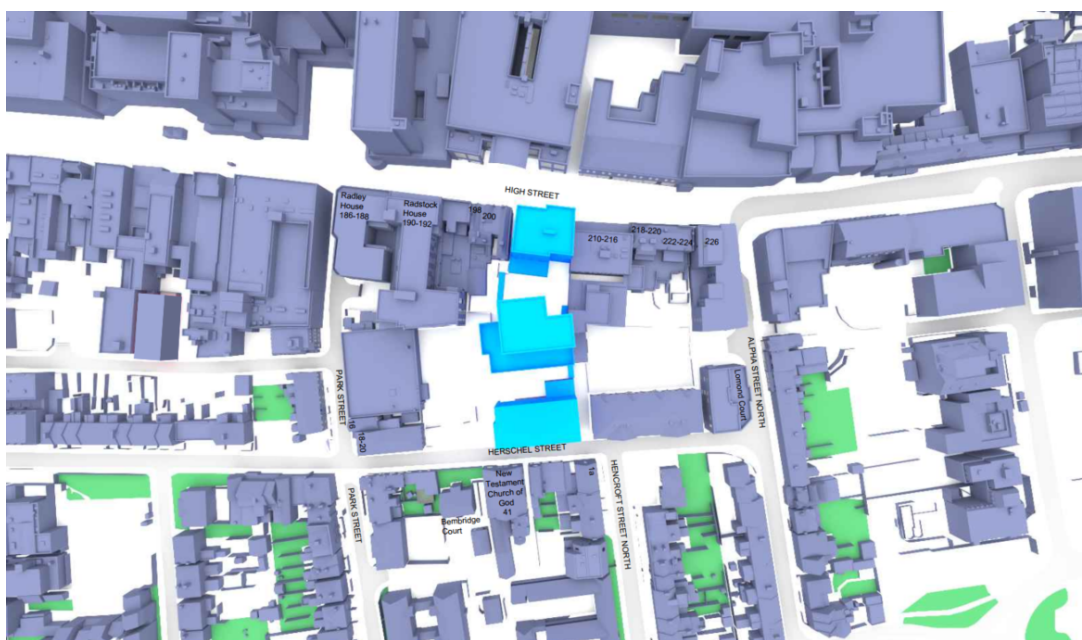


Figure 7: Extract of Proposed Plan and Neighbouring Sites

- 11.3 The analysis results show that the majority of windows and rooms assessed in neighbouring properties would comply with the BRE guidelines for daylight amenity, particularly those to the south of the property at Herschel Street. Where deviations occur, these are generally minor to non-habitable windows (e.g. New Testament Church of God has a front window which would deviate from the guidance by 2%) and the neighbouring properties will retain levels of daylight, similar to the conclusions from the previously consented scheme. The more notable deviations are further assessed below.

Radstock House 190 – 192 High Street

- 11.4 Radstock House, is located at 190 – 192 High Street (further to the west). This building was recently completed and was granted planning permission for 63 units (approved 22nd June 2023 Ref. P/03079/018) after the extant scheme was already approved. Accordingly, the planning application was designed with the expectation that the 204 – 208 High Street would be redeveloped in the near future. For daylight to this property, 53 of the 84 windows assessed (63%) would comply with the BRE guidelines using the VSC test. Deviations in the guidance for annual sunlight are limited to 9 bedrooms in Radstock House (90%) however all main living rooms would meet the BRE criteria using the NSL test. The analysis results show that the proposed VSC, NSL and APSH results for the development are almost identical to the extant scheme, with less than 1.5% changes in VSC. 38 of the windows assessed would retain higher levels of VSC with the development in place, than would have been retained had the extant scheme been implemented. Officers therefore consider the impact would not be significantly detrimental when compared to the extant scheme and accordingly the impacts are acceptable for a town centre location.

198- 200 High Street

- 11.5 All rooms would meet the BRE standards for APSH. 4 out of 5 windows facing the development would deviate from the BRE guidance for VSC and 2 windows would deviate from the BRE guidelines for NSL. The above results are almost identical to the extant scheme, with the absolute changes in VSC of 1% or less. All 5 windows would comply with BRE guidelines for both annual and winter sunlight. Accordingly the impacts are acceptable for a town centre location.

210 – 216 High Street

- 11.6 All rooms would meet the BRE standards for APSH. 210-216 High Street (to the east) has been modelled with the planning application for 2 additional floors that has been granted under a prior approval (F/01190/034 29th May 2024). For daylight 22 of the 37 windows (59%) would comply with the BRE guidelines using the VSC test. For 210-216 High Street, 20 of the 21 rooms would comply with BRE criteria using the NSL test. The analysis results show that the proposed VSC, NSL and APSH results for the development are almost identical to the extant scheme, with no more than 1.6% changes in VSC. Officers therefore consider that the extant scheme would have had

a very similar effect on daylight and sunlight amenity to this property and accordingly the impacts are acceptable for a town centre location.

Slough High Street

- 11.7 A Sun on Ground (SOG) test has been undertaken to illustrate the area of the High Street (to the north of the site) that receives at least 2 hours of direct sunlight on 21 March, in accordance with BRE guidelines. The analysis results show compliance with the BRE guidelines, with 66% of the area receiving at least 2 hours of direct sunlight. This result is almost identical to the extant scheme and only 3% below the area in the existing conditions. The analysis results show compliance with the BRE guidelines, with 66% of the area receiving at least 2 hours of direct sunlight. This result is the same as the extant scheme and only 3% below the area in the existing conditions.

1a Hencroft Street North (36 Herschel Street)

- 11.8 It should be noted this property in reality is 36 Herschel Street and is referred to in error. As this property is to the south sunlight need not be tested. There are some windows in the north side elevation of 36 Herschel Street however these are recorded as non habitable. All habitable windows would comply with the BRE guidelines.

- 11.9 The Daylight/ Sunlight Assessment does not include an assessment of the nearest two storey dwellings at Hencroft Street North (no.s 1, 3, 5 and 7) which would lie some 10m south of the development. However, given the assessment of 1a Hencroft Street North (36 Herschel Street) demonstrated no overshadowing impact, it is noted given these are located further the south of the scheme, there would likely be no further detrimental overshadowing impact to these properties as a result of the proposal.

Other

- 11.10 It is noted that there is a window to no. 38 Herschel Street above the commercial units, and it is unknown if this contains a habitable room window. It is noted that a planning application to extend this for residential use has previously been refused (Ref. P/10083/007 Dated 5th July 2007). In addition, council tax records do not show any history of the property being used as residential and therefore is not included in the applicant's assessment. However, officers have considered this window in any case, noting that any deviation to BRE guidance would likely be similar to the adjacent church (2%), which is not unacceptable for a town centre location. The property is located to the south of the scheme so will retain levels of daylight similar to the conclusions from the previously consented scheme and as such, no objections are raised in this regard.

Outlook/ Overlooking/ Privacy

- 11.11 The proposed new development blocks have been planned to ensure that there would be minimal direct overlooking between the development and directly facing windows in existing dwellinghouses and a good level of outlook. The table comprises the (approximate) distances between the

development blocks and the closest facing commercial and residential properties.

11.12 Although it is noted that Block B on the eastern elevation has a distance of 0.5m from the neighbouring property at 210 – 216 High Street, there are no habitable windows on either elevation of the property that could be affected. All windows on the side elevation of the property will be obscurely glazed and will be secured this way through a recommended condition. All windows on the flank elevations serve the communal hallways, except for the 13th floor flank wall windows which serve the communal lounges and will be secondary windows and will be obscure glazed, as secured through a recommended condition.

11.13 The distances between the new development blocks and existing facing buildings are considered to be typical of central urban infill developments and officers consider that there would be no detrimental outlook/ overshadowing/ privacy impacts.

Table 4: Nearest Residential Properties to the Development

New Development Block	Closest Existing Facing Property	Minimum Distance (Approx)
Block A		
Block A (south facing)	36 – 39 Herschel Street	11m
Block A (south facing)	40-41 Herschel Street	10m
Block A (western flank)	16 – 20 Park Street	28m
Block B		
Block B (north facing)	198 High Street	10m
Block B (north facing)	200-202 High Street	22m
Block B (eastern flank)	210-216 High Street	0.5m
Block B (western flank)	16 – 20 Park Street	30m
Block B (south facing)	Pegasus Court (offices at Herschel Street)	17m
Block C		
Block C (north facing)	Observatory Shopping Centre Entrance High Street	20m
Block C (north facing)	221 High Street	20m

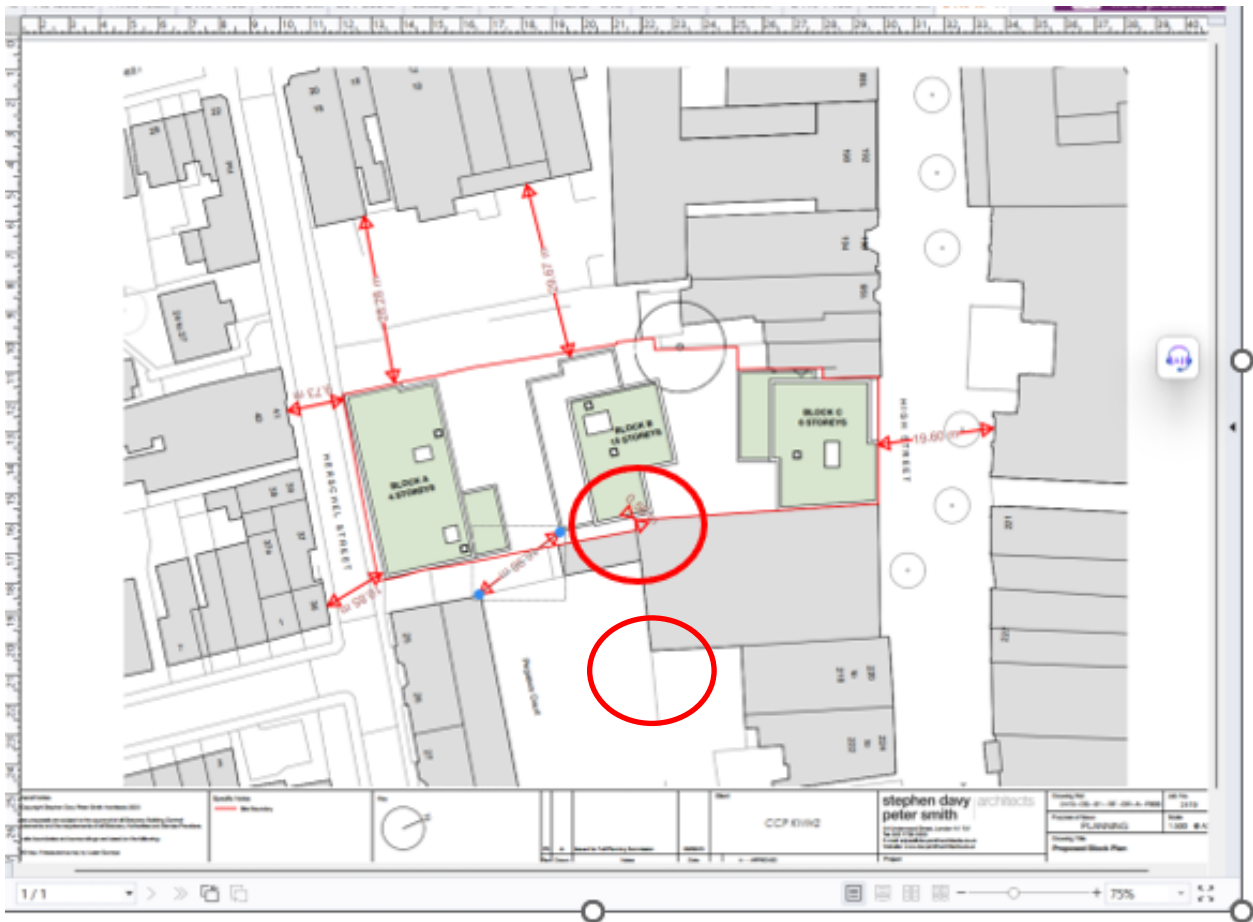


Figure 7: Extract of Proposed Block Plan with markup of neighbouring properties distances

Wind/ Microclimate

11.14 A microclimate assessment has been prepared by RWDI to assess the impacts of the proposed development on the surrounding area. It assesses various scenarios, including the existing condition, the future condition with the proposed development, and the future condition with the inclusion of mitigation measures. With appropriate mitigation measures in place, including additional planting it concludes that the Proposed Development will result in suitable wind conditions.

Summary

11.15 The technical analysis has confirmed that the daylight availability to the great majority of neighbouring buildings would be retained in accordance with the BRE recommendations. Further there would be no detrimental overlooking/ privacy/ climate impacts as a result of the proposal to neighbouring occupiers. Therefore, in accordance with the NPPF, BRE guidance, Policy EN1 and CP8 of the Core Strategy, it is considered that the development would have not have a significant detrimental impact to the amenity to the neighbouring residential properties, noting there are no major differences from the previously consented scheme.

12. Highways, Access and Refuse

- 12.1 Paragraph 109 of the NPPF 2024 states that transport issues should consider patterns of movement, streets, parking and other transport considerations. Development proposals should identify and pursue opportunities to promote walking, cycling and public transport use and to avoid and mitigate against environmental impacts.
- 12.2 The National Planning Policy Framework Paragraph 112 requires applications for development to: 'Be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible, and convenient locations'.
- 12.3 Paragraph 115 states that it should be ensured that safe and suitable access to the site can be achieved for all users. Paragraph 116 states that that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 12.4 Paragraph 117 states that development should give priority first to pedestrian and cycle movements and second to public transport. Applications should create places that are safe, secure and attractive, allow for the delivery of goods, access by service and emergency vehicles and charging of plug-in vehicles.
- 12.5 The national policies are reflected in Core Policy 7 and Policy T2 of the Local Plan 2004. Core Policy 7 states that development proposals will, either individually or collectively, have to make appropriate provisions improving road safety. Policy T2 of the Local Plan 2004 states that within all development that attracts an increase in the number of trips, the level of on-site parking provision for the private car will be restricted to a maximum level in accordance with the principles of the Integrated Transport Strategy.
- 12.6 Policy T8 of the Local Plan 2004 states that planning permission will not be granted for development which would prejudice the implementation of the proposed cycle network in Slough.
- 12.7 Policy T9 of the Local Plan 2004 states planning permission will not be granted for development which would prejudice the free flow of buses along existing and proposed bus routes. Development proposals will not be permitted unless they are designed to provide improved facilities for, access to, and penetration through the site by buses. Where a proposed major development served by an existing and/or proposed bus route would result in increased demand for travel, the Council will seek a financial contribution by way of agreement towards and/or require by condition(s), appropriate improvements to public transport facilities.
- 12.8 Policy T13 of the Local Plan 2004 states proposals for new development which would affect an existing road widening line will not be permitted until a review has been undertaken to establish whether the land will be needed

for other transport uses such as bus lanes, bus priority junctions, cycleways or footpaths.

- 12.9 The planning application is supported by a Transport Assessment and Travel Plan completed by Velocity.

Trip Generation

- 12.10 This travel demand assessment focusses on the journeys key workers will make to their main place of work; Wexham Park Hospital. This covers 50% of the Proposed Development's key workers. Therefore the total persons trips forecast is identified for 137 persons.
- 12.11 Shift timing data for staff at the Hospital has been provided. This informs the likely peak travel times of staff. 77% of staff begin work between 7AM and 9AM, 14% start work at 7PM and the rest work throughout the day. Staff who start work in the morning finish between 4PM and 7PM, whilst staff who start at 7PM finish at 7AM. This indicates that the peak travel times for the proposed development will be 7AM – 9AM and 4PM – 7PM.
- 12.12 TRICs data has been used for a similar shared living site in the London Borough of Brent, which demonstrated that the majority of trips AM and PM (circa 80%) were public transport links. Using this data, within peak hours, there would be no more than 22 key workers travelling by public transport (bus) and the local bus network has sufficient capacity to handle this increase in bus trips.
- 12.13 For the other 50% of Key Workers not in Wexham Park Hospital, the Proposed Development is forecast to generate 169 AM peak trips and 155 PM peak trips. Travel by bus is forecast to experience the highest mode share, at a peak of 75 trips in the AM peak (across two hours), with cycling and walking both experiencing high mode shares. Sloughs comprehensive bus network will be able to comfortably handle these additional trips, with over 12 buses (24 two-way) running in the peak hour. It is considered that there is sufficient capacity to accommodate this on site, noting that not all workers will have the same shift pattern.

Vehicle Access

- 12.14 The LHA have no objection to the proposed vehicle access arrangements. The documents submitted demonstrate a visibility splay of 2.4m x 25m at the site access junction which meets the requirement of Manual for Streets for the 20mph speed limit on Herschel Street and Swept Path Analysis.
- 12.15 Personal Injury Accident (PIA) data is collected by the police, approved by the National Statistics Authority (NSA) and reported on by the Department for Transport (DfT) each year. The dataset used for this analysis considers accidents between January 2019 and December 2023. The data shows there

were a total of 33 within the 0.3km study area during the five-year study period. Of those, 33 were classified as slight and 0 were classified as serious. 0 were classed as fatal. Overall, the accident record does not demonstrate any existing pattern of incidents or trends that could be affected by the development proposals. Additionally, as a car free development, the increase in vehicles on the highway network as a result of the development will be limited to deliveries, service vehicles, taxi services and blue badge holders, which will be unlikely to have a significant impact upon incidents in the area.

Pedestrian Access

- 12.16 As a car-free development, residents of the Proposed Development will not have access to parking and will therefore mostly make journeys on foot. Considering the site is located in Slough High Street, directly opposite the Observatory, the existing footway network is well established to local facilities and public transport. Access into the building will be step-free, allowing access for wheelchairs and mobility scooters.

Public Transport

- 12.17 Slough railway station is located 600m north of the site (10 minute walk).
- 12.18 On Herschel Street 30m to the west is a bus stop, which provides Transport for London service 81 towards Hounslow every 10 minutes. At Brunel Way 600m north (10 minute walk) of the site is a direct service WP1 to Wexham Park Hospital. This provides services running every 15 minutes, running from 5:45 – 21:15 within the majority of shift start/ end times. Hospital staff get a discount on this bus. There are also other bus stops/ routes including numbers 106, 107, 2 and 583 within close proximity of the site.
- 12.19 The Hospital provide a BPS shuttle bus service that runs between 7am and 5pm, which is a free shuttle service for staff and has a capacity of 8 passengers. In addition to this, when staff work shifts out of their usual hours, it is possible to book taxis through the Hospital.
- 12.20 Wexham Park Hospital have an active travel plan for staff, details of which are provided below that will influence staff travel patterns. The full travel plan initiatives are provided in Appendix C of the submitted Transport Statement. This includes a cycle to work scheme, which allows staff to purchase bikes a reduction of the total cost of up to 39% of the bike.
- 12.21 The site is therefore considered to be in a very sustainable location with public transport links.

Cycle Parking

- 12.22 National Cycle Route 461 is located to the west of the site and provides connections to Farnham in the north and Windsor in the south and National

Cycle Route 61 is to the east of the site which provides links to Maidenhead, Uxbridge and Watford.

12.23 By bike, the hospital is a 16–18-minute cycle ride from the Site. The main route is via Slough High Street and Wexham Road. Wexham Road features a shared use footway, enabling cycling off the main carriageway of the road, providing a safe, quick, sustainable option for commuting. There are further quiet cycle routes through the residential roads in the area.

12.24 Cycling access will be from Herschel Street, with a dedicated cycle access into the central landscaped area. The cycle parking requirement based on 1 space per 3 Key Worker Accommodation units is used, requiring a total of 137 long stay and 8 short stay cycle space will be provided in a series of external stores as below.

Table 5: Cycle Parking Proposed and SBC Requirement

Table 4-1 Cycle Parking Requirement

	Quantum	STANDARD		QUANTUM	
		Long Stay	Short Stay	Long Stay	Short Stay
Block A Key Workers	39 units	1 space per 2 units (based on Slough C2 student accommodation cycle parking standards)	Visitor spaces required for blocks of flats of 10 or more units	18	8
Block B Key Workers	185 units			93	
Block Key Workers	50 units			25	
Block C Retail	97 GIA	1 space per 125sqm	N/A	1	0
Total				137	8

12.25 The proposal includes 140 long stay cycle spaces in 7no. two-tier gas assisted racks (20 cycle spaces each). 8 short stay cycle spaces would be provided adjacent to the delivery/ refuse collection area.

12.26 Whilst the location of the external cycle stores has been shown on the ground floor plan, officers consider that these could be consolidated in one area of the site (i.e. to the eastern boundary), to avoid clashes and improve security with the refuse store collection areas to the western boundary of the site. This would allow consideration of separate retail/ residential spaces. Therefore, a condition is recommended to provide these details.

Car Parking

12.27 The Proposed Development will be car free, except for the provision of two accessible parking bays located in the central area of the Site. Officers consider this is an acceptable provision considering the town centre location. There is a nil parking requirement for housing in the town centre as set out in Part 3 of the Developers Guide.

12.28 Whilst it is noted the scheme is within the town centre, there would be instances where residents may need to travel further with an occasional need for a car. Ensuring that residents would have access to a car club will

ensure that the development would align with sustainable transport goals, parking demand management, and enhanced viability for high-density schemes. This will remove the need for any residents to have a private car, as well as provide a sustainable alternative.

- 12.29 It is recommended that a financial contribution of £50,000 towards 2no. Electric Vehicle Car Club spaces is provided, which is consistent with the previously consented application.

Commercial Access

- 12.30 The Commercial Unit has access to the rear service yard for deliveries and refuse collection. Access for accessible parking and delivery and servicing vehicles will take place from Herschel Street. There is space on-site for all visiting vehicles to turn, and to access and egress the Site in a forward gear. The vehicle access will have access controls, with facilities management of the Site controlling this to only allow users of the accessible bays, and delivery and servicing vehicles to access the Site. Visibility splays have been provided.

Delivery, Servicing and Refuse Collection

- 12.31 All delivery and servicing activity associated with the Site will be via the vehicular access on Herschel Street and will take place within the Site in the landscaped courtyard. There are two loading bays proposed, one which can provide for a 12m vehicle and one 11m in length and one 6m in length.
- 12.32 It is expected that the largest vehicle to access the Site will be a 10m rigid, with most deliveries occurring in transit sized vans. The on-site turning head ensures that all vehicles accessing the Site can enter and egress in a forward gear, minimising impact to Herschel Street. In the rare occasion a 12m vehicle is required to make a delivery, this can be done on Site with the vehicle accessing in reverse gear, and egressing in forward gear.
- 12.33 The delivery / post room is located in Block A. All deliveries to the Proposed Development will be made here, and residents will be able to collect deliveries from the post room, which will be managed by facilities management and an on-site concierge. For food deliveries, these will be delivered to the Block A post room, where residents can collect this.
- 12.34 Considering the size of the proposed retail unit, it is envisaged that the retail unit would experience 1 delivery per week.
- 12.35 Residents of the Key Worker units of the proposals are therefore expected to have lower levels of servicing demand compared to traditional C3 residents. The Key Worker units will also be pre-furnished and therefore would not generate deliveries requiring large vehicles associated with furniture or white goods when people move in and out.

- 12.36 Refuse collection will be undertaken by a private contractor and will take place on-site.

Travel Plan

- 12.37 Travel Plans are required to raise residents' awareness of sustainable modes of travel available at the development; to raise residents' awareness of the health and fitness benefits of walking and cycling for short journeys; and to facilitate and encourage travel by sustainable modes.
- 12.38 The TPC will coordinate the baseline travel survey in Year 1 to identify the initial travel mode share and set the Travel Plan targets, in coordination with SBC officers. Surveys will then be repeated in Year 3 and Year 5 to monitor progress.
- 12.39 A Travel Plan Co-ordinator (TPC) will be appointed to take responsibility for the management of the plan, and for ensuring its delivery. The TPC role for the Site will be fulfilled by an appointed consultant or the Estate Management Company. It will be the responsibility of the developer to ensure that a TPC is appointed prior to the first occupation of the Site. Residents of new dwellings will be provided with a Travel Pack upon first occupation.
- 12.40 The Travel Plan, as well as a contribution to the Council towards monitoring of the Travel Plan of £3,000 will be secured through a Section 106 agreement.

Section 106 Contributions

- 12.41 The LHA require section 106 contributions from the proposed development, in order to support sustainable travel amongst employees. This is required to make the development acceptable, and as a result of the potential increase in vehicle trips, secure sustainability improvements in the locality. The contributions are listed below:
- Financial Contribution (£50,000) towards an off-site EV Car Club as part of the implementation of Slough Borough Council's Low Emissions Strategy (LES);
 - Commitment to safeguard strip of land on Herschel Street (for Council's road widening scheme); and
 - Travel Plans (for residential, flexible land uses) and monitoring;

Construction Management

- 12.42 An outline Construction Management Plan (CMP) has been provided with the planning application. However, the Local Highways Authority require the

applicant provides a more detailed CMP which details control measures for construction and construction routes for traffic. This is secured through a condition.

Summary

- 12.43 The sustainable location of the Site provides the infrastructure and services to ensure that trips by sustainable modes are easily facilitated, limiting impact on the local highway network.
- 12.44 The wealth of public transport and active travel facilities in the vicinity of the Site, and connecting the Site to Wexham Park Hospital, ensure that all key workers are able to safely travel by sustainable modes.
- 12.45 Overall, the proposal is considered to have no detrimental impact to the highway network, in accordance with Core Policy 7 of the Core Strategy 2008, Policies T2, T8, T9 and T13 of the Local Plan 2004, Paragraphs 109, 116 and 117 the NPPF 2024.

13. Environmental Impacts

Noise Pollution

- 13.1 Core Policy 8 states that development should not give rise to unacceptable levels of pollution including noise pollution and should not be located in noisy environments unless the development includes appropriate mitigation measures to limit the adverse effects on occupiers.
- 13.2 An environmental noise assessment has been prepared by Entran Limited in support of this application, dated 4 September 2025, with surveys conducted May 2025 at Herschel Street and High Street. The noise assessment intends to assess the noise levels at the proposed development. It appears to be specific to existing noise sources only, rather than noise levels generated by the development itself.
- 13.3 The dominant noise source on site was determined as road traffic on Herschel Street and loading activity relating to an existing supermarket on Herschel Street. The noise survey results show slightly higher noise levels on Herschel Street (P1) at approximately 65dB LAeq16h on average, whilst noise levels nearest the High Street (P2) were lower at approximately 60dB LAeq16h. This is also the case during the night where measurements at P1 showed noise levels at 53dB LAeq8h, whereas the P2 showed noise levels at 51dB LAeq8h.
- 13.4 These noise levels indicate that with windows closed (assuming standard double glazing achieving a sound reduction performance of 33dB Rw), noise levels will meet criteria outlined within BS8233, however these noise levels will be exceeded if windows were open for ventilation purposes. As such, an alternative means of ventilating the units will be required to ensure that future occupants can ventilate their property without being subjected to unacceptable noise levels at night. The report indicates that

external amenity areas within the centre of the development are likely to meet the external noise level criteria specified within BS8233 as it will be largely screened from noise sources. This is accepted.

- 13.5 The glazing and ventilation proposed as mitigation against external noise levels are 30dB Rw+Ctr and 35dB Dnew+Ctr, respectively, at facades overlooking Herschel Street, and 25dB Rw+Ctr and 30dB Dnew+Ctr respectively, on facades overlooking the High Street. The report suggests 'attenuated ventilation' should be installed, presumed to be trickle ventilation. Full details of the chosen glazing and ventilation to be installed, alongside evidence that internal noise levels will be met following their installation, should be submitted to the council for approval as condition, prior to commencement. The suggested glazing and ventilation performance may need to be improved following consideration of plant noise impacts, as described below.
- 13.6 Regarding plant noise, plants present at roof level for each block, which could cause disturbance to future occupants of the development. However, the applicants have confirmed that there is no plant on blocks A and C that would be in daily operation. The noise assessment states that a perimeter screen will be installed around the rooftop plant items and will incorporate acoustic louvres.
- 13.7 Construction noise has not been considered in the assessment. It is expected however that a CEMP with consideration of noise management will be sufficient to control noise on site. Full details of noise control measures must be provided within the CEMP, required via condition.
- 13.8 In summary, the noise survey results suggest that standard double glazing and trickle ventilation will be suitable to mitigate existing noise levels at the site, however plant noise does not appear to have been considered. As such, a full plant noise assessment will need to be undertaken, which will outline suitable mitigation to ensure noise levels do not exceed the background sound level at the nearest noise sensitive receptors. This mitigation may require higher specification glazing for residential units closest to the plant, however this will be determined in the assessment. Following the recommended conditions regarding a plant, glazing and ventilation specifications assessment, the development can be confirmed to comply with Core Policy 8 of the Core Strategy 2008 and the NPPF.

Air Quality

- 13.9 The NPPF 2024 refers to Air Quality Management Areas and impacts from individual sites to these areas. Core Policy 8 states that development should not give rise to unacceptable levels of pollution including air pollution and should not be located in noisy environments unless the development includes appropriate mitigation measures to limit the adverse effects on occupiers.
- 13.10 An air quality assessment has been prepared by Entran Limited in support of this application, dated 28 August 2025. The site does not lie in an AQMA

but is approximately 170m south of one. Comments from the Environmental Quality Officer have been received raising no objection.

- 13.11 As the development does not include parking, and is not located nearby any major pollutant sources (such as the A4), it is not likely that the development will contribute to a worsening of air quality during the operation of the development, nor will the proposed development result in receptors being exposed to poor air quality. The submitted air quality assessment indicates that the expected increase in vehicle trip generation as a result of the scheme is 22 LDV per day, therefore the EPUK & IAQM threshold criteria is not exceeded. Existing concentrations of NO₂, PM₁₀ and PM_{2.5} at the location of the Site are currently well below the relevant objective levels such that the impact on exposure will be negligible. As such, an operational air quality impact assessment has not been undertaken as it is likely to demonstrate negligible impact. This is agreed and accepted.
- 13.12 The air quality assessment therefore focuses on the construction phase impact of the scheme, which has been undertaken in line with IAQM guidance. The assessment indicates that prior to mitigation, risks to human health are negligible-low, whilst risk of dust soiling is low-medium. It is expected that the application of mitigation (specifically those presented in Appendix C of the assessment) will result in impacts being negligible. These measures should be replicated within the Construction Environment Management Plan (CEMP), as recommended via condition.
- 13.13 Overall, subject to appropriate conditions, it is not expected that there would be an unacceptable impact act operational and construction stage. As such, the Proposed Development is considered to be suitable for its proposed end use. The Proposed Development is therefore in accordance with Core Policy 8 and the NPPF 2024.

Ecology and Biodiversity

- 13.14 The NPPF 2024 Paragraph 187 requires new development to minimise impacts on biodiversity and provide net gains in biodiversity. Core Policy 9 relates to the natural environment and requires new development to preserve and enhance natural habitats and the biodiversity of the Borough, including corridors between biodiversity rich features. Saved Policy EN22 sets out that special account will be taken of nature conservation interest when determining proposals for development which would be detrimental to land which contains features of ecological importance. Ecological appraisals are required where proposed development is likely to threaten any nature conservation interest.
- 13.15 In England, Biodiversity Net Gain (BNG) is now mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). Under the statutory framework for biodiversity net gain, subject to some exceptions, every grant of planning permission is deemed to have been granted subject to the condition that the biodiversity gain objective is met (“the biodiversity gain

condition”). This objective is for development to deliver at least a 10% increase in biodiversity value.

- 13.16 As no habitats with biodiversity value are being impacted, the scheme is exempt from Biodiversity Net Gain (BNG) requirements in line with the de minimis exemption (DEFRA, 2024).
- 13.17 An Ecological Impact Assessment (EIA) has been prepared by Ethos and a Preliminary Ecological Appraisal. The surveys undertaken followed accepted methodologies and guidance, as referenced within the ecological reports.
- 13.18 The study identified one statutory designated site within 1km of the Proposed Development. Herschel Park Local Nature Reserve (LNR) is located approximately 580m south of the site. It is a 3.5ha Grade II listed park and nature reserve.
- 13.19 The habitats on site were surveyed and assessed for their suitability to support protected/otherwise notable species. It was identified that the only habitat on / in close proximity to the Site which offers any value for foraging bats is the single sycamore tree which is located adjacent to the Site. However, this tree is isolated in a heavily urban landscape, with no connectivity to suitable bat habitat in the wider area. Additionally, the existing building on site was assessed for roosting opportunities for bats, however again with the lack of connectivity to suitable bat habitat in the wider area it was concluded that there is ‘negligible’ suitability for foraging and commuting bats.
- 13.20 Various species of birds and their nests were also observed within the existing building, including pigeons and swifts. The building is disused and in a poor condition, offering an abundance of nesting opportunities for species associated with urban habitats. The building is assessed as unlikely to support an assemblage of birds which is of significant conservation value, but precautionary mitigation will be required to avoid impacts on nesting birds during the construction phase. Such measures are detailed within Section 6 of the EclA.
- 13.21 The Council’s Ecologist Consult WSP have provided comments on the application and recommended a pre-works check on birds, which is recommended through an informative, given birds are protected under a separate Act - Section 1 of the Wildlife & Countryside Act 1981, as amended.
- 13.22 Regarding biodiversity net gain, the planning statement identifies that the site is exempt from BNG by de-minimis due to the baseline being recorded as zero. Within the EclA, it is noted that ‘bare ground’ is recorded within the site however this has not been specified as a UKHab (or otherwise) habitat cover. ‘Bare ground’ within the Statutory Biodiversity Metric would have a distinctiveness of 2, meaning that any area specified would have a biodiversity value, however the area and habitat category of this is not noted.

- 13.23 The Ecology Consultants (WSP) have been consultant and consider that a specific Statutory Metric habitat category for this habitat alongside the total area of impact if below 25m². If the habitat distinctiveness is above 0 and the area of impact above 25m², further assessment will be required to be provided to SBC for determination. However, officers confirm that the development is a completely sealed surface and therefore is exempt from providing biodiversity net gains, notwithstanding this, the additional planting would increased the biodiversity value in any case.
- 13.24 Overall, there are no overriding ecological constraints to the development of the site. Subject to conditions and appropriate mitigation, the proposals the scheme is capable of achieving compliance with Core Policy 9 and saved Policy EN22 and other relevant national planning policies an industry guidance with respect to ecology.

Arboriculture and Landscaping

- 13.25 Policy EN3 relates to Landscaping Requirements (comprehensive landscaping, retention of mature trees, biodiversity, visual amenity, wildlife habitat creation) Where there are existing mature trees, or other features such as watercourses, which make a significant contribution to the landscape, these should be retained and incorporated into the new scheme. Landscaping should be carried out in the first planting season following the completion of the proposed development and a scheme for the subsequent maintenance and retention of the existing and proposed planting should be established. In addition, landscaping schemes must have regard to all of the following:
- a) impact upon the street scene.
 - b) screening effect of the proposed landscape.
 - c) use of both hard and soft landscaping to soften the built form.
 - d) variety of plant and tree species and their appropriateness for the location.
 - e) the extent to which landscaping can act as a means of enclosure.
 - f) improvements to visual amenity; and
 - g) opportunities for creating new wildlife habitats. In some cases, it will be more appropriate for landscaping schemes to be initiated prior to construction

Arboriculture

- 13.26 An Arboricultural Appraisal, prepared by Salopian Consultancy, has been submitted with this planning application. The assessment notes that the Site does not contain any existing trees. However, it has been identified that the footprint of Block B, as well as areas of both hard and soft landscaping will fall within the Root Protection Area (RPA) of 4T a mature B grade sycamore, located off site (i.e. not within the red line boundary of the Site) immediately to the west. Whilst the proposal encroaches into the RPA of this tree, it is acknowledged that an existing building and areas of existing hard standing already fall within these areas, such that no additional impacts are foreseeable. There is opportunity to remove capped surfacing and built structure, providing some betterment by

improving the availability of air and moisture into the rooting environment. The assessment advises that any demolition or construction works within the RPA are supervised by an Arboricultural Clerk or Works to exercise a degree of caution.

- 13.27 A degree of pruning will be required to provide sufficient clearance and working space to aid construction activities, particularly in relation to the construction of Block B. Protection measures should be put in place during construction, which is recommended by a planning condition.

Planting

- 13.28 The integration of SuDS, green roofs, and plant selection supports resilience to climate and urban pressures. The site is exempt from Biodiversity Net Gain (BNG) requirements under DEFRA's de minimis exemption, as no habitats of biodiversity value are being lost. In policy terms no further ecological enhancements are considered necessary due to the urban context and lack of connectivity to wider habitats, but the proposed landscaping will deliver measurable gains for biodiversity through native planting and green roofs. It is considered a positive effort that the proposals draw inspiration from local habitats, particularly Cocksherd Wood (Bluebell Wood), using native species and referencing local woodland ecotypes to promote biodiversity and resident wellbeing.

- 13.29 The palette references native UK woodlands, with species such as field maple, birch, oak, holly, hawthorn, ferns, primrose, and bluebells. Planting is drought and shade tolerant, evergreen and deciduous, this offers a positive contribution creating year-round greening and habitat creation, with planters on the 13th floor of Block B with small trees.

Rain Gardens & Levels

- 13.30 Some of the planting areas are raised planting beds to amenity areas, and the landscaping consultant stated that it is not clear how many are raised beds. These areas are also labelled as Rain Gardens and contribute to the UGF as rain gardens; and the landscaping consultant has queried if the physical and aesthetic requirements of being raised planters been considered against the function of rain gardens.
- 13.31 Some levels design is shown on the drainage strategy drawings offering spot levels for manholes, drainage connections, and finished floor levels. External levels are designed to direct water away from buildings and sensitive areas however it is not clear how the levels design will work with the rain gardens and cross falls within the amenity spaces. Therefore a condition is recommended with details to be provided of the rain gardens.

Paving Details

- 13.32 The paving details could clash aesthetically with the disabled bay demarcation; this could potentially result in an awkward detail. Paving banding could be slightly adjusted to avoid this potentially awkward

surface detailing. It is noted that the disabled parking areas are to be permeable. If the surface detailing was amended as above, this could also be adjusted to have only one buff colour dissecting the permeable bays. At present, there are three separate permeable colour segments, separated presumably by edge detailing. This area of the parking could be simplified without losing the design intent.

Parking and Cycle storage

- 13.33 The cycle storage beside disabled parking seems unnecessary close, some spacing should be afforded between these facilities. 140 secure cycle spaces are proposed, and the landscape consultant has stated if further detail been offered on the quality and intended specification of these notable landscape features. A condition is therefore recommended on the cycle spaces, as officers consider that the locations could be adjusted for a more efficient layout.

Landscape furniture

- 13.34 There is ample seating provision across the scheme, while this is viewed as positive it is proposed that a greater variety in this seating provision would be of benefit. If there were more opportunities for small groups and more socially orientated seating and some areas of sheltered seating and refuge this would improve the furniture provision. The timber pergola inserted through the planter, directly beside the tree root ball and fixing to roof slab below looks to be a very challenging detail to satisfy at detailed design, this proposal should be considered in more detail.
- 13.35 The proposed landscape scheme provides an accessible environment for residents, supports ecological and climate resilience, and broadly aligns with relevant planning policies. The design offers a positive contribution with emphasis on resident wellbeing, biodiversity, and sustainable urban living however some further detail on rain gardens surface details and furniture specification would strengthen the deliverability of the application.
- 13.36 Overall, the scheme is considered to be in accordance with policy EN3 of the Local Plan 2004, subject to recommended conditions for further details.

Flood Risk and Drainage

- 13.37 Core Policy 8 relates to flood risk and sets out that new development will only be permitted where it is safe and it can be demonstrated that there is minimal risk of flooding to the development. Slough Local Plan Saved Policy EN34 (Utility Infrastructure) states that “development which increases the demand for off-site service infrastructure, such as water supply, surface water, foul water drainage or sewerage treatment, will not be permitted unless sufficient capacity already exists or extra capacity will be provided in time to serve the development without harm to the environment.”

- 13.38 A Flood Risk Assessment and Drainage Strategy, prepared by Mason Navarro Pledge, has been submitted in support of this planning application. Officers note that a Blue Roof and underground attenuation tank is being provided as part of the proposals and are supportive of these proposals. A Sustainable Urban Drainage Strategy has been prepared which considers various drainage techniques for the site, which shows little difference from the consented application. It is proposed to discharge the surface water from the Site at a total rate of 1.4l/s, which is the calculated greenfield run-off rate. This is a significant betterment on the existing surface water drainage arrangement.
- 13.39 In addition, in line with the new National Standards for the SuDS, the LLFA recommend the applicant considers measures to encourage rainwater reuse such as rainwater harvesting. The LLFA have stated that the proposed changes will not affect the conditions previously set for foul/surface water drainage. Thames Water have been consulted on the application and provided a response that subject to recommended conditions, the development can comply with Core Policy 8 and the NPPF 2024.

Sustainability and Energy

- 13.40 Requirements relating to sustainability are set out in Core Policy 8. This expects all development within the Borough to be of a high quality design, improve the quality of the environment and address the impact of climate change. The policy sets out a number of sustainable design principles that are expected to be addressed within proposals for new development. Part 2 of the developers guide requires residential buildings to be better than Building Regulations (Part L1a 2013) in terms of carbon emissions and specifically designed to achieve 15% lower than the Target Emission Rate (TER) of Building Regs in terms of carbon emissions.
- 13.41 The Proposed Development will obtain a 23% reduction in the target emission rate over part L of 2021 baseline. The Proposed Development will incorporate enhanced insulation in the building envelop (walls, roofs, floors and glazing) to achieve average U-values better than those required by Part L Building Regulations 2021
- 13.42 Furthermore, energy generation from low or zero carbon sources on site or nearby should be equivalent to approximately 10% of the developments carbon emissions. Air Source Heat Pumps (ASHP) and photovoltaic panels have been identified as the most appropriate low carbon technology to incorporate. The ASHP will be located within the roof top plant enclosure located on the roof of Block B. There is also sufficient roof space available for 150 PV panels (on Block A and Block C). The above measures will enable the development to achieve the minimum targeted on-site improvement of 10% reduction in regulated emissions.
- 13.43 The Building Research Establishments Environmental Assessment Method (BREEAM) Scheme is the national standard for assessing the sustainability of new construction developments. BREEAM aims to differentiate between developments with higher environmental

performance by providing a sustainability rating. The BREEAM assessment has been submitted states that the development can achieve "Very Good".

- 13.44 Jackson Hickey Ltd has carried out an assessment of the low carbon and renewable technology options. The energy hierarchy, advising to be lean, be clean and then be green, has been used as a guiding principle in selecting the most appropriate technology. This report has used best practice principles to create a sustainable energy solution saving 9.8 tonnes (23% improvement) in total CO₂ over building regulations standards. The provision of 37.5kWe array will reduce CO₂ emissions from 37.4 tonnes to 33.5 tonnes. This represents a 3.9 tonne (10.4%) saving in CO₂ emissions
- 13.45 The proposed option incorporates energy efficiency measures – good u-values, glazing, air tightness and lighting efficiency and a low carbon energy technology (ASHP), and renewable technologies (photo voltaics) The development has achieved the Slough General Development Guidance - Developer's Guide Part 4 target of utilising renewable/low carbon technologies to reduce the developments carbon emissions by 10%. Overall, the development is considered to provide an energy efficient building, in accordance with Core Policy 8 of the Core Strategy 2008.

Fire Safety

- 13.46 A Fire Statement, Fire Strategy Plan and Fire Service Access Plan have been prepared by Bespoke for the proposed development. Fire safety is not a planning policy requirement, and is a building regulations matter, however, it is important that for major developments, this is considered at the onset. The Health and Safety Executive (HSE) is also a statutory consultee for planning applications that involve or may involve a "relevant building", which generally means a high-rise residential building. Gateway 1, also known as the Planning Gateway, is the first critical checkpoint in the Building Safety Act's framework. This gateway is encountered during the planning permission stage for higher-risk buildings i.e. buildings that are at least 18m tall (measured from the lowest ground level adjacent to the building to the top floor surface of the highest storey) or have at least 7 stories, residential buildings where people sleep and buildings with specific safety - critical systems or structural complexities. This role ensures fire safety issues relevant to land use planning, such as fire service access and the risk of external fire spread, are considered at the planning stage.
- 13.47 Block A is served by two separate lift cores. This is sufficient given that the block accommodates the fewest residents (39 units) and does not require a large lift lobby, given that the top floor height is 11.25m.
- 13.48 In Block B, the lift core is centrally located, creating a spacious lobby that efficiently serves residents and supports a more centralised circulation layout. As Block B exceeds the 18m threshold under the Building Safety Act (44.25m to the top floor surface of the highest storey), it falls within the

High-Risk Building category as is therefore proposed with two protected staircases leading directly to external spaces at ground floor level.

- 13.49 The lift core in Block C is also centrally located to provide a generous lift lobby. As this block is narrower in width, only one staircase is proposed to comply with requirements of fire escape distances. This block only requires a single stair core as it is below 18m (16.275m to the top floor surface of the highest storey). The HSE has provided comments that they are content with the fire safety and design changes necessary to provide a suitable firefighting shaft access are unlikely to affect land use planning considerations, where this can be achieved by way of internal alterations and it will be for the applicant to demonstrate compliance at later regulatory stages.
- 13.50 Each block will have a sprinkler system and fire escapes to the High Street frontage and rear exists to Herschel Yard.
- 13.51 The Fire Statement and associated fire plans demonstrate that fire safety has been considered at the earliest opportunity. The HSE have been consulted on the submission and is content with the fire safety design as set out in the project description, to the extent it affects land use planning considerations. However, HSE has identified matters that the applicant should try to address in advance of later regulatory stages, which is advised through an informative.

Archaeology

- 13.52 The NPPF 2024 at paragraph 207 states that where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, LPA should require development to submit an appropriate desk-based assessment, and where necessary, a field evaluation.
- 13.53 A Desk Based Assessment (DBA) for the consideration for Archaeological issues was not submitted with the application, as the previous consent scheme laid out how past development impacts associated with the construction of the existing and former structures across the proposal area site will have most likely had a severe below ground impact on any potential Archaeology. Berkshire Archaeology advises that due to this, it seems that the archaeological potential at the site is low. Berkshire Archaeology advises similar conclusions to the previous scheme; that it is likely that the redevelopment of the site would not have either a significant or widespread archaeological impact and no further archaeological mitigation measures are recommended in this particular instance.

Contaminated Land

- 13.54 Core Policy 8 of the Core Strategy 2008 states that development shall not cause contamination or deterioration in land, soil or water quality, nor shall development occur on polluted land unless appropriate mitigation measures are employed. Paragraph 196 of the NPPF (2024) states that planning decisions should ensure that a site is suitable for its proposed

use taking account of ground conditions and any risks arising from land instability and contamination.

- 13.55 A Phase 1 Geo-Environmental Desk Study has been prepared by EAME in support of this application which provides preliminary qualitative contamination and geotechnical risk assessments to assess the key geo-environmental and geotechnical constraints at the site. As a result, the following recommendations were made:
- Removal of all oil and fuel-filled plant and equipment – The boilers, pipework, AST(s) and the diesel generator should be removed before demolition.
 - Phase II Geoenvironmental Investigation – The developer should undertake a targeted LCRM-compliant Phase II geoenvironmental assessment (UK-Government, 2023). Where required, as determined by the risk, a Stage 2 options appraisal and Stage 3 remediation and verification process shall be developed and applied.
 - Refurbishment or Demolition Asbestos Survey – There are known ACMs present within the structure as outlined in the current Asbestos Management Survey. A Refurbishment or Demolition Asbestos Survey should be undertaken before demolition.
 - Removal of all ACMs – All ACMs identified during the Refurbishment or Demolition Asbestos Survey should be removed before demolition.
- 13.56 The Contaminated Land Officer has been consulted on the application and recommended the standard conditions, as per the previous approval, including a Phase 2, 3 and 4 assessment including a Validation Report post development, so the proposal can be considered in accordance with Core Policy 8 of the Core Strategy and the NPPF 2024.

14. Burnham Beeches Special Area of Conservation and Appropriate Assessment

- 14.1 Paragraph 193 of the NPPF 2024 states that when determining planning applications, if significant harm to biodiversity cannot be avoided or adequately mitigated or as a last resort compensated for then planning permission should be refused. It also states that opportunities to incorporate biodiversity improvements in and around the developments should be encouraged, especially where this can secure measurable net gains for biodiversity. Core Policy 9 of the Core Strategy relates to the natural environment and requires new development to preserve and enhance natural habitats and the biodiversity of the Borough.
- 14.2 Regulation 61 of The Conservation of Habitats and Species (Amendment) Regulations 2017 (as amended), requires the local planning authority to make an appropriate assessment of the implications of a particular proposal, alone or in combination with other plans or projects on any likely significant effect on a European Site designated under the Habitats Directive.

- 14.3 Evidence put forward within the Footprint Ecology report 'Impacts of urban development at Burnham Beeches SAC and options for mitigation: update of evidence and potential housing growth, 2019 recognises that new housing within 5.6km of the Burnham Beeches Special Area of Conservation (SAC) can be expected to result in an increase in recreation pressure. The qualifying feature of the SAC is Atlantic acidophilous beech forests, and it is also a rich site for deadwood invertebrates and important epiphytic communities. One of the greatest pressures to the SAC arises from recreational activity.
- 14.4 The site is located approximately 3.6km (as the crow flies) from the Burnham Beeches Special Area of Conservation (SAC) (managed by the City of London Corporation) and therefore falls within the potential 5.6 km development impact zone as proposed within the evidence base carried out by Footprint Ecology.
- 14.5 The applicant submitted a Shadow Habitat Regulations Assessment as part of the application. Natural England raised an objection initially to this due lack of mitigation but advised the objection would be withdrawn if specific mitigation were to be secured. Officers have reviewed this to ensure that it is robust, evidence-based and legally compliant.
- 14.6 The Council's Burnham Beeches SAC Mitigation Strategy has been produced in consultation with Natural England. This has opted for mitigation in the form of Suitable Alternative Natural Greenspace (SANG). Mitigation takes the form of a financial contribution of £570 per dwelling (index linked to £609 per dwelling) to aid the enhancement and maintenance of open spaces within Slough to attract residents as an alternative to regularly visiting Burnham Beeches. This initial strategy focuses on enhancements at Upton Court Park which is detailed in Appendix 2 of the mitigation strategy. Other projects will be detailed shortly in a revised mitigation strategy.
- 14.7 Given the proposal is not for C3 dwellings and each unit would have restricted occupancies, a ratio of 2.5 key worker units to 1 dwelling is used to calculate the tariff. This ratio is drawn from Guildford Borough Council which uses a ratio of 2.5 units to 1 dwelling for its housing land supply calculation. Guildford Borough Council used the Housing Delivery Test measurement rule book (updated December 2024) (Housing Delivery Test measurement rule book - GOV.UK) to calculate the number of net homes delivered for net additional dwellings (with adjustments for net student and net other communal accommodation). The adjustments for student and other communal accommodation have been calculated by MHCLG and added in to the Housing Delivery Test result. This is considered to provide an appropriate ratio for the mitigation towards Burnham Beeches. The financial contributions should go towards works and associated long term maintenance of the natural habitat and access enhancements. This will form part of the Section 106 agreement.
- 14.8 The previously approved application for C3 residential P/02683/013 did not include a contribution given it was submitted and approved prior to the mitigation scheme put in place (adopted November 2020), and in any case

if it did, 78 units would equate to £47,502 which would be less than the current scheme.

- 14.9 The applicant accepts the requirement for mitigation (£609 per dwelling x 109.6 which is a ratio of 2.5 units to 1 dwelling) which amounts to a total of £66,746.40. The Local Authority has made an appropriate assessment on this application and has concluded that the proposed mitigation measures of £66,746.40 towards works and associated long term maintenance of the natural habitat and access enhancements at Upton Court Park have been agreed by Natural England and would be in accordance with the Slough's Mitigation Strategy. This mitigation is appropriate and would counteract any potential significant impact of the development on Burnham Beeches SAC as a result of the proposed development. It would comply with the NPPF and Core Policy 9 which seeks to ensure that development protects and enhances biodiversity.

15. Section 106

- 15.1 Core Policy 10 of the Core Strategy states that development will only be allowed where there is sufficient existing, planned or committed infrastructure. All new infrastructure must be sustainable. Where existing infrastructure is insufficient to serve the needs of new development, the developer will be required to supply all reasonable and necessary on-site and off-site infrastructure improvements.
- 15.2 Policy OSC15 of the Local Plan states that all new residential development will be required to make appropriate provision, by way of direct provision or as a financial contribution to the Borough Council, for educational (including libraries) and community and leisure facilities to meet the needs arising from such new development.
- 15.3 Based on the information assessed to date, such changes to the obligations would be considered to comply with Regulation 122 of The Community Infrastructure Levy Regulations 2010 in that the obligations are considered to be:
- (a) necessary to make the development acceptable in planning terms;
 - (b) directly related to the development; and
 - (c) fairly and reasonably related in scale and kind to the development.
- 15.4 In accordance with the Natural Environment and Rural Communities Act 2006 Local Planning Authorities have a statutory duty to show regard for conserving biodiversity in the exercise of all public functions.
- 15.5 In relation providing low cost key worker housing, the following will be secured through the section 106 legal agreement:
- Rent Level Type 1 Unit (18sqm) – 40% of Lower Band 5 Salary (£2250), which is £900, including service charge of £135 would be £1035;

- Rent Level Type 2 and 3 Units (22sqm and 25sqm) – 40% of Upper Band 5 Salary (£2675), which is £1070, including service charge of £160 would be £1230;
- Service charge capped at no more than 15% of total rent;
- Utilities and Council Tax to be at cost from the supplier;
- Consumer Price Index (CPI) + 1% for rent and service charge; and
- A “cascade mechanism” for the types of key workers as follows:
 - i. Local NHS Key Workers
 - ii. Non-Local NHS Key Workers
 - iii. Local NHS Freelance Workers
 - iv. Non-Local NHS Freelance Workers
 - v. Local Non-NHS Key Workers

15.6 The developer has entered into a Section 106 Agreement for the consented scheme, including planning obligations for the following:

- Securing “Key Worker” accommodation through a cascade mechanism to prioritise local residents;
- Secure affordable rents for “Key Worker” to be capped at 40% of Band 5 NHS salaries and to include a cap on communal charges;
- Secure all units to not be for people under 18 years of age;
- Financial Contribution towards an off-site EV Car Club as part of the implementation of Slough Borough Council’s Low Emissions Strategy (LES) of £50,000;
- Financial Contribution towards recreation and public realm improvements in the town centre/ local area (£300 x 109.6 which is a ratio of 2.5 Key Worker units to 1 dwelling) of £32,880.00;
- Commitment to safeguard strip of land on Herschel Street (for Council’s road widening scheme);
- Travel Plans and Travel Plan Monitoring contribution of £3,000;
- Employment and Training initiatives, including commitment to on-site construction apprenticeships/traineeships, business engagement, procurement and local employment provisions; and
- Burnham Beeches Contribution (£609 per dwelling x 109.6 which is a ratio of 2.5 Key Worker units to 1 dwelling) of £66,746.40.

16. Equalities Considerations

16.1 Throughout this report, due consideration has been given to the potential impacts of development, upon individuals either residing in the development, or visiting the development, or whom are providing services in support of the development. Under the Council’s statutory duty of care, the local authority has given due regard for the needs of all individuals including those with protected characteristics as defined in the 2010 Equality Act (eg: age (including children and young people), disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation. In particular, regard has been had with regards to the need to meet these three tests:

- Remove or minimise disadvantages suffered by people due to their protected characteristics;

- Take steps to meet the needs of people with certain protected characteristics; and;
 - Encourage people with protected characteristics to participate in public life (et al).
- 16.2 The proposal would provide 274 PBKWA units on the site which will be built to Building Regulation standards, these provisions are considered appropriate and would comply with local and national planning policies.
- 16.3 There are 16 Wheelchair Accessible Units (WAU). These units are Studio – Type 3 i.e. 25 sqm. 11 of the WAU's are located in Block B across several floors. Block C contains 5 WAU's located at different levels. All entrance and fire exit thresholds are accessible. Dual lift access is provided in all three buildings, and the shared key worker terrace in Block B is provided with full wheelchair access.
- 16.4 The rooms are not for people under the age of 18, due to their small size not being suitable for more families to live in. This could affect those with the characteristics of pregnancy, maternity, and/or age. Smaller rooms may be restricted to single occupancy and therefore may affect those with the characteristics of marriage/ civil partnership. A management plan will be secured by condition which will set out a procedure to ensure any residents who may fall within the above characteristics are treated and managed in compliance with the Equalities Act.
- 16.5 It is considered that there will be temporary (but limited) adverse impacts upon all individuals, including those with protected characteristics, whilst the development is under construction, by virtue of the construction works taking place. People have the potential to be disadvantaged as a result of the construction works associated with the development e.g.: people with disabilities, maternity and pregnancy and younger children, older children and elderly residents/visitors. It is also considered that noise and dust from construction has the potential to cause nuisances to people sensitive to noise or dust. However, measures can be incorporated into the construction environmental management plan to mitigate the impact and minimise the extent of the effects. This is secured by condition.
- 16.6 In conclusion, it is considered that the needs of individuals with protected characteristics have been fully considered by the Local Planning Authority exercising its public duty of care, in accordance with the 2010 Equality Act.

17. Planning Balance and Conclusion

17.1 *Compliance with the local development plan:*

The report identifies that the proposal complies with most of the most up to date and important relevant saved policies in the Local Plan and Core Strategy. There is a conflict with Core Policy 4 because the proposal does not provide 35% - 40% affordable housing as required by Core Policy 4 or the NPPF. However, this conflict needs to be assessed against the proposed provision of tailored key worker accommodation

with rent controls in place to ensure it is affordable for NHS key worker staff (as a priority) for 100% of the units in perpetuity. This is considered a significant benefit. The proposal complies with all the other relevant development plan policies. On balance, it is considered that the proposal complies with the development plan when considered as a whole.

17.2 *Paragraph 11 d) (ii) of the National Planning Policy Framework*

The Local Planning Authority cannot demonstrate a Five Year Housing Land Supply. As of August 2025 (Latest Annual Monitoring Report) the Council had a 2.5 year supply inclusive of a 20% buffer applied as a result of the latest Housing Delivery Test. As such, the policies in the Adopted Development Plan which relate to housing supply are treated as out of date. It is, therefore, considered that the tilted balance set out in Paragraph 11 d) ii of the Framework is engaged. This provides that where (as here) the most important policies for determining the application are out-of-date, planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination (it is not considered that paragraph 11 d) i is applicable).

17.3 Core Policy 3 (Housing Distribution) sets out the housing requirement for Slough as it was in 2008. This states that: '*A minimum of 6,250 new dwellings will be provided in Slough between 2006 and 2026*'. This minimum number has been exceeded already. But the 6,250 requirement has been superseded by the subsequently introduced requirement to use Local Housing Need for housing figures. This results in approximately 11,400 as a housing need figure for the Core Strategy plan period. By April 2026 it is currently estimated that there will be a 1,600 home shortfall. And current estimates based on preparation for the proposed new Local Plan indicate a shortfall of at least 5,000 over a new plan period.

17.4 As a result, 11,400 is the housing target that the application should be considered against rather than the published Core Strategy target of 6,250.

17.5 The proposal would provide 274 key worker units with associated communal amenity space with rent controls in place to ensure they are affordable for NHS key worker staff for 100% of the units in perpetuity. This is considered to provide a significant benefit, which attracts substantial weight in the overall planning balance.

17.6 The overall planning assessment has found conflict with Core Policy 4 because the proposal does not provide 35% - 40% affordable housing in compliance with Core Policy 4 or the Framework. This weighs against the proposal. However, this harm also needs to be balanced against the benefits of providing tailored key worker accommodation with rent

controls in place to ensure it is affordable for NHS key worker staff for 100% of the units in perpetuity. When this benefit is assessed in the overall planning balance, it is clear that the adverse impacts of granting permission would not significantly and demonstrably outweigh this benefit when assessed against the policies of the Framework taken as a whole. To the contrary, this benefit would significantly and demonstrably outweigh the adverse impacts arising from non-compliance with Core Policy 4 of the Core Strategy.

- 17.7 Therefore, on balance, this supports the grant of planning permission for the proposal in accordance with the presumption in favour of sustainable development pursuant to paragraph 11 d ii) of the Framework.

18. PART C: RECOMMENDATION

18.1 Having considered the relevant policies of the Development Plan set out below, the representations received from consultees and the community along with all relevant material considerations, it is recommended the application be delegated to the Planning Manager for:

A. Approval subject to:

- (iii) the satisfactory completion of a Section 106 to secure the following obligations:
 - i. Securing “Key Worker” accommodation through a cascade mechanism to prioritise local residents;
 - ii. Secure affordable rents for “Key Worker” to be capped at 40% of Band 5 NHS salaries and to include a cap on communal charges;
 - iii. Secure all units to not be for people under 18 years of age;
 - iv. Financial Contribution towards an off-site EV Car Club as part of the implementation of Slough Borough Council’s Low Emissions Strategy (LES) of £50,000;
 - v. Financial Contribution towards recreation and public realm improvements in the town centre/ local area (£300 x 109.6 which is a ratio of 2.5 Key Worker units to 1 dwelling) of £32,880.00;
 - vi. Commitment to safeguard strip of land on Herschel Street (for Council’s road widening scheme);
 - vii. Travel Plans and Travel Plan Monitoring contribution of £3,000;
 - viii. Employment and Training initiatives, including commitment to on-site construction apprenticeships/traineeships, business engagement, procurement and local employment provisions; and
 - ix. Burnham Beeches Contribution (£609 per dwelling x 109.6 which is a ratio of 2.5 Key Worker units to 1 dwelling) of £66,746.40.
- (iv) confirmation from Natural England that the revised Habitat Regulations Assessment addresses their recommended advice with respect to providing contributions towards Upton Court Park; and
- (v) finalising conditions and any other minor changes;

OR

B. Refuse the application if the completion of the Section 106 Agreement is not finalised by 25th November 2026, unless otherwise agreed by the Chief Planning Officer.

PART D: CONDITIONS

1. Time Limit

The development hereby permitted shall be commenced within three years from the date of this permission.

REASON: To prevent the accumulation of planning permissions, and to enable the Council to review the suitability of the development in the light of altered circumstances and to comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

2. Approved Plans

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

Drawings

- a) Site Location Plan A3 P001 S2-P0 S2-P0 S2-P0, Dated 28/08/2025, Received 15/09/2025
- b) Proposed Demolition Plan A3 P002 S2-P0 S2-P0 S2-P0, Dated 28/08/2025, Received 15/09/2025
- c) Proposed Block Plan A3 P003 S2-P0 S2-P0 S2-P0, Dated 28/08/2025, Received 15/09/2025

FLOOR PLANS

- d) Proposed Basement Plan A3 P099 S2-P0 S2-P0 S2-P0, Dated 28/08/2025, Received 15/09/2025
- e) Proposed Ground Floor Plan A3 P100 S2-P0 S2-P0 S2-P1, Dated 21/01/2026, Received 22/01/2026
- f) Proposed First Floor Plan A3 P101 S2-P0 S2-P0 S2-P0, Dated 28/08/2025, Received 15/09/2025
- g) Proposed Second Floor Plan A3 P102 S2-P0 S2-P0 S2-P0, Dated 28/08/2025, Received 15/09/2025
- h) Proposed Third Floor Plan A3 P103 S2-P0 S2-P0 S2-P0, Dated 28/08/2025, Received 15/09/2025
- i) Proposed Fourth Floor Plan A3 P104 S2-P0 S2-P0 S2-P0, Dated 28/08/2025, Received 15/09/2025
- j) Proposed Fifth Floor Plan A3 P105 S2-P0 S2-P0 S2-P0, Dated 28/08/2025, Received 15/09/2025
- k) Proposed Sixth Floor Plan A3 P106 S2-P0 S2-P0 S2-P0, Dated 28/08/2025, Received 15/09/2025
- l) Proposed Seventh Floor Plan A3 P107 S2-P0 S2-P0 S2-P0, Dated 28/08/2025, Received 15/09/2025
- m) Proposed Eighth Floor Plan A3 P108 S2-P0 S2-P0 S2-P0, Dated 28/08/2025, Received 15/09/2025
- n) Proposed Ninth Floor Plan A3 P109 S2-P0 S2-P0 S2-P0, Dated 28/08/2025, Received 15/09/2025

- o) Proposed Tenth Floor Plan A3 P110 S2-P0 S2-P0 S2-P0, Dated 28/08/2025, Received 15/09/2025
- p) Proposed Eleventh Floor Plan A3 P111 S2-P0 S2-P0 S2-P0, Dated 28/08/2025, Received 15/09/2025
- q) Proposed Twelfth Floor Plan A3 P112 S2-P0 S2-P0 S2-P0, Dated 28/08/2025, Received 15/09/2025
- r) Proposed Thirteenth Floor Plan A3 P113 S2-P0 S2-P0 S2-P0, Dated 28/08/2025, Received 15/09/2025
- s) Proposed Fourteenth Floor Plan A3 P114 S2-P0 S2-P0 S2-P0, Dated 28/08/2025, Received 15/09/2025
- t) Proposed Roof Plan A3 P115 S2-P0 S2-P0 S2-P0, Dated 28/08/2025, Received 15/09/2025

ELEVATIONS

- u) Proposed Context Elevations- Sheet 1 A2 P200 S2-P0 S2-P0 S2-P0, Dated 28/08/2025, Received 15/09/2025
- v) Proposed Context Elevations- Sheet 2 A2 P201 S2-P0 S2-P0 S2-P0, Dated 28/08/2025, Received 15/09/2025
- w) Proposed Herschel Street Elevation- South A3 P210 S2-P0 S2-P0 S2-P0, Dated 28/08/2025, Received 15/09/2025
- x) Proposed High Street Elevation- North A3 P211 S2-P0 S2-P0 S2-P0, Dated 28/08/2025, Received 15/09/2025
- y) Proposed Side Elevation- East A3 P212 S2-P0 S2-P0 S2-P0, Dated 28/08/2025, Received 15/09/2025
- z) Proposed Side Elevation- West A3 P213 S2-P0 S2-P0 S2-P0, Dated 28/08/2025, Received 15/09/2025
- aa) Block A- Proposed North Elevation A3 P214 S2-P0 S2-P0 S2-P0, Dated 28/08/2025, Received 15/09/2025
- bb) Block B- Proposed South Elevation A3 P215 S2-P0 S2-P0 S2-P0, Dated 28/08/2025, Received 15/09/2025
- cc) Block B- Proposed North Elevation A3 P216 S2-P0 S2-P0 S2-P0, Dated 28/08/2025, Received 15/09/2025
- dd) Block C- Proposed South Elevation A3 P217 S2-P0 S2-P0 S2-P0, Dated 28/08/2025, Received 15/09/2025

SECTIONS

- ee) Proposed Long Section A3 P300 S2-P0 S2-P0 S2-P0, Dated 28/08/2025, Received 15/09/2025
- ff) BAY STUDIES
- gg) Proposed Bay Study 01 A1 P500 S2-P0 S2-P0 S2-P0, Dated 28/08/2025, Received 15/09/2025
- hh) Proposed Bay Study 02 A1 P501 S2-P0 S2-P0 S2-P0, Dated 28/08/2025, Received 15/09/2025
- ii) Proposed Bay Study 03 A1 P502 S2-P0 S2-P0 S2-P0, Dated 28/08/2025, Received 15/09/2025
- jj) Proposed Bay Study 04 A1 P503 S2-P0 S2-P0 S2-P0, Dated 28/08/2025, Received 15/09/2025

Documents

- kk) Design and Access Statement, prepared by Stephen Davy Peter Smith Architects Ltd, Dated 11/09/2025, Received 15/09/2025
- ll) Transport Assessment, prepared by Velocity, Dated 09/2025, Received 15/09/2025
- mm) Draft Travel Plan, prepared by Velocity, Dated 09/2025, Received 15/09/2025
- nn) Noise Assessment Ver 1-2, prepared by Entran Ltd, Dated 06/02/2026, Received 09/02/2026
- oo) Sunlight / Daylight Assessment, prepared by Consil, Dated 01/09/2025, Received 15/09/2025
- pp) Sustainability Appraisal, prepared by Jackson Hickey, Dated 12/09/2025, Received 15/09/2025
- qq) Energy Assessment, prepared by Jackson Hickey, Dated 03/09/2025, Received 15/09/2025
- rr) Ecological Impact Assessment, prepared by Ethos, Dated 01/2026, Received 02/02/2026
- ss) Foul Sewage/Utilities Assessment, prepared by Entran Ltd, Dated 03/09/2025, Received 15/09/2025
- tt) Drainage / SuDS Statement, prepared by Entran Ltd, Dated 08/2025, Received 15/09/2025
- uu) Arboricultural Appraisal, prepared by Salopian Consultancy, Dated 25/08/2025, Received 15/09/2025
- vv) Landscape Plans & Proposal, prepared by Camlins, Dated 04/09/2025, Received 15/09/2025
- ww) Townscape and Visual Impact Assessment, prepared by Icenl, Dated 09/2025 Received 15/09/2025
- xx) Fire Strategy, prepared by Bespoke Fire, Dated 20/08/2025, Received 15/09/2025
- yy) Statement of Community Involvement, prepared by Marengo Communications, Dated 09/2025, Received 15/09/2025
- zz) Delivery and Servicing Plan, prepared by Velocity, Dated 09/2025, Received 15/09/2025
- aaa) Wind & Microclimate Assessment, prepared by RWDI Dated 24/09/2025, Received 15/09/2025
- bbb) Operational Management Plan, prepared by Pinnacle, Dated 09/2025, Received 15/09/2025
- ccc) Operational Waste Management Plan, prepared by Velocity, Dated 09/2025, Received 15/09/2025
- ddd) Socio Economic Report, prepared by Greengage, Dated 09/2025, Received 15/09/2025
- eee) Air Quality Assessment, prepared by Entran, Dated 28/08/2025, Received 15/09/2025
- fff) Outline Construction Management Plan, prepared by Constructive, Dated 20/08/2025, Received 15/09/2025
- ggg) Retail Impact Assessment, prepared by Cited, Dated 09/2025, Received 15/09/2025
- hhh) BREEAM Pre-Assessment Summary, Dated 05/08/2021, Received 15/09/2025
- iii) External Lighting Report, prepared by Jason Hickey, Dated 27/08/2025, Received 15/09/2025

- jjj) Overheating Assessment, Dated 03/09/2025, Received 15/09/2025
kkk) Phase I Contaminated Land Assessment, Dated 09/2025, Received 15/09/2025

REASON: For the avoidance of doubt, to ensure that the site is developed in accordance with the submitted application and to ensure that the proposed development does not prejudice the amenity of the area to comply Policy EN1 of The Local Adopted Plan for Slough 2004, Core Policy 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 (2024).

3. Details and Samples of materials

Prior to the commencement of any above ground works, details of the samples of materials, paint colours, stonework, brickwork, glazed facades, and aluminium framing; including the details of bond, colour, mortar mix and mortar colour to be used on the relevant block on all external facades and roofs of the buildings, shall be submitted to and approved in writing by the Local Planning Authority. Samples shall be displayed on site for inspection prior to works commencing on the relevant part of the development. No part of the development block shall be used or occupied prior to the implementation of the approved details. The development of each block or relevant part thereof shall be carried out strictly in accordance with the approved details for the development block, or relevant part thereof.

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 Policy 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 (2024).

4. Architectural details

No development shall commence above ground floor level until full architectural detailed drawings at a scale of not less than 1:20 (elevations, plans and sections) of windows (including surroundings and reveals), down pipes, gutters, edging details to flat roofs, lift over-runs, balustrades and shop front design (Block C) have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and retained thereafter.

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 Policy 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 (2024).

5. Approved Uses

Notwithstanding the information in the approved plans and subject to the provisions within the relevant conditions set out in this planning permission, the following specified land uses under Class E (Commercial) are permitted within the specified floorspace:

- a) retail, other than hot food;
- b) food and drink;
- c) professional services;
- d) indoor sport, recreation or fitness;
- e) Medical or health services; and
- f) Creche, day nursery or day centre.

As set out in Class E, Part 3, Schedule 2 of the General Permitted Development Order 2015 (as amended) or the provisions of the relevant Class/Part upon implementation, this permission benefits from a period during which changes of use of the above specified floorspace between uses Class E as set out in the description of development may take place without the need for further planning permissions. Permitted development under Class MA, Part 3, Schedule 2, (General Permitted Development) (England) Order 2015 to change Class E to Class C3 (residential) are removed.

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 (2024).

6. Hours of Operation

The Class E use hereby permitted shall operate only between 07.00 hours and 23.00 hours, on weekdays and on Saturdays and on 07.00 hours to 22.00 hours on Sundays and Bank Holidays.

REASON: To ensure that the amenities of surrounding occupiers are not unduly affected by noise and other disturbance, in accordance with Policy 8 of the Core Strategy 2006 - 2026 adopted 2008 and the National Planning Policy Framework (2024).

7. Bin storage

Prior to first occupation of the development, a management strategy ('the strategy') to be used by the management company for the transfer of waste/recycling bins to collection points and the collection of bins shall be submitted to and approved in writing by the Local Planning Authority. The waste/recycling storage facilities shall be provided in accordance with the approved drawings and shall be retained at all times in the future for this purpose, and the strategy shall be complied with for the duration of the development.

REASON: In the interests of visual amenity of the site and in the interests of highway safety and convenience 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 (2024).

8. Cycle parking

Details of the cycle parking racks and storage facilities including their location within the development shall be submitted to and approved in writing by the Local Planning Authority. The cycle facilities shall be implemented prior to the occupation of the relevant part of the development 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 4 (2008) and the National Planning Policy Framework (2024).

9. Boundary treatment, walls, fences and gates

Construction of the buildings above ground floor level shall not commence on site until details of the proposed boundary treatment including position, external appearance, height and materials of all boundary walls, fences and gates have been submitted to and approved by the Local Planning Authority. The development shall not be occupied until the approved boundary treatment has been implemented on site. It shall be retained at all times in the future.

REASON: In the interests of the visual amenity of the area and to reduce opportunities for crime and anti-social behaviour in accordance with Policies EN1 and EN3 of The Adopted Local Plan for Slough 2004, Core Policies 1 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 (2024).

10. Landscaping Scheme

Prior to commencement of works relating to the ground floor courtyard or external spaces, a detailed landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. This scheme should include the type, density, position and planting heights, along with staking/guying, mulching, feeding, watering and soil quality, of any new trees and shrubs, and details of hard-surfaces which shall include compliance with the surface water drainage

mitigation. This scheme should also include further detail on raised planters, rain gardens, furniture specification, revised paving details and revised cycle storage locations/ details.

On substantial completion of the development, the approved scheme of hard landscaping shall have been constructed. The approved scheme of soft landscaping shall be carried out no later than the first planting season following completion of the development. Within a five year period following the implementation of the scheme, if any of the new or retained trees or shrubs should die, are removed or become seriously damaged or diseased, then they shall be replaced in the next planting season with another of the same species and size as agreed in the landscaping tree planting scheme by the Local Planning Authority.

REASON In the interests of the visual amenity of the area and accordance with Policy EN3 of The Adopted Local Plan for Slough 2004 and 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 and the National Planning Policy Framework (2024).

11. Glazing:

No construction work in connection with the buildings hereby approved above ground floor slab level shall commence until details of the development meeting the following have been submitted to and approved in writing by the Local Planning Authority:

- a) glazed windows with a sound reduction performance that complies with Table 4 of the noise assessment (Entran Ltd, dated: 06/02/2026, ref: Ver.1-2)
- b) manufacturer details which demonstrate that the required sound reduction performance can be achieved
- c) schematic drawings indicating locations of specific glazing types

The development hereby approved shall be implemented on site in full accordance with the approved details and retained in a working condition thereafter.

REASON: To ensure that the amenities of the future receptors are not adversely affected by noise in accordance with Core Policy 8 of the Slough Local Development Framework, Core Strategy 2006 -2026, Development Plan Document, December 2008 and the National Planning Policy Framework 2024.

12. Ventilation:

No construction work in connection with the buildings hereby approved above ground floor slab level shall commence until details of the development meeting the following have been submitted to and approved in writing by the Local Planning Authority:

a) details of the chosen ventilation scheme which has an acoustic performance that complies with Table 4 of the noise assessment (Entran Ltd, dated: 06/02/2026, ref: Ver.1-2)

b) manufacturer details which demonstrate that the required specification can be achieved with the chosen product

The development shall be carried out in full accordance with these details prior first occupation shall be retained in good working order at all times in the future.

REASON: To ensure that the amenities of the future receptors are not adversely affected by noise in accordance with Core Policy 8 of the Slough Local Development Framework, Core Strategy 2006 -2026, Development Plan Document, December 2008 and the National Planning Policy Framework 2024.

13. Plant Noise Mitigation

A plant noise mitigation report shall be submitted to and approved in writing by the Local Planning Authority. The report will outline and provide full details of the noise mitigation that shall be applied to the rooftop plant of Block B, with evidence that representative background sound levels as specified in Table 2 of the noise assessment (Entran Ltd, dated: 06/02/2026, ref: Ver.1-2) shall be achieved at the nearest noise sensitive receptors when the plant is operational.

REASON: To ensure that the amenities of the future receptors are not adversely affected by noise in accordance with Core Policy 8 of the Slough Local Development Framework, Core Strategy 2006 -2026, Development Plan Document, December 2008 and the National Planning Policy Framework 2024.

14. Designing Out Crime

Construction of the development above the ground level shall not commence until details of a lighting scheme (to include the location, design of lighting features, the nature and levels of illumination) including the access control system, CCTV and boundary treatment and specification of doorset and windows, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented prior to first occupation of the development and maintained in accordance with the details approved thereafter.

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 (2024).

15. Secure by Design

No development above ground floor level shall commence until evidence has been provided to demonstrate how the applicant has used best endeavours to incorporate measures to comply with Secured by Design Gold Award. The evidence shall be submitted and approved in writing by the Local Planning Authority, prior to commencement of any development above ground. The

development shall be carried out in accordance with the approved Secured by Design Application, and shall not be occupied or used until the Local Planning Authority have confirmed in writing that it has received written confirmation of compliance. The approved security measures shall be 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 (2024).

16. Operational Management Plan

No development above ground floor level shall commence until an updated operational management plan has been submitted and approved in writing by the Local Planning Authority, which shall include measures for:

- Utilities – electric, water, wi-fi, TV licence;
- Security management;
- People under the age of 18 restriction and compliance with the Equalities Act;
- Any occupancy restriction and compliance with the Equalities Act;
- Up keep and management of communal and amenity areas;
- Laundry;
- Cleaning services and maintenance; and
- Council Tax.

The scheme shall be implemented prior to first occupation of the development and maintained in accordance with the details approved thereafter.

REASON: In order to minimise opportunities for crime and anti-social behaviour and increase social cohesiveness, in accordance with Policy EN5 of The Adopted Local Plan for Slough 2004 and Core Policies 8, 11 and 12 of the adopted Core Strategy 2006-2026 and the National Planning Policy Framework (2024).

17. Internal loading

Prior to first occupation of the relevant part of the development, the internal loading and turning provisions for the relevant part of the development shall be provided in accordance with approved plans and retained 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 (2024).

18. Sustainable Development

The proposed energy efficiency and low carbon measures incorporated within the development shall be carried out in accordance with the Energy Statement Update by RSK (dated September 2019) which calculates the reduction in annual CO2 emissions to 19.10 tonnes corresponding to a reduction across the site of 15% over Building Regulations 2013 Part L and associated Approved Documents. No part of the Development shall be used or first occupied (other than for construction purposes) until it has been carried out in accordance with the approved details and shall be retained for the lifetime of the development.

REASON: In the interest of sustainable development in particular reducing carbon emissions and in accordance with 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 (2024).

19. Energy Statement Compliance (Residential)

Within 3 months of final occupation of the residential dwellings within a Development block, evidence shall be submitted that the energy statement approved pursuant to Condition 18 above have been implemented in accordance with the approved details.

REASON: In the interests of energy conservation and reduction of CO2 emissions, in accordance with Core Policy 8 and the National Planning Policy Framework (2024).

20. Energy Statement Compliance (Non-residential)

Within 3 months of final occupation of the non-residential units within the Development, evidence shall be submitted that the energy statements approved pursuant to Condition 18 above have been implemented in accordance with the approved details.

REASON: In the interests of energy conservation and reduction of CO2 emissions, in accordance with Core Policy 8 and the National Planning Policy Framework (2024).

21. Green Roofs

Prior to the commencement of work on the relevant part of the buildings hereby approved, details of green roofs, including planting and maintenance schedules, and ecological enhancement measures for the development shall be submitted to and approved in writing by the Local Planning Authority. The green roofs shall be laid out on the relevant building, prior to first occupation within the relevant building in accordance with the details as approved. The green roofs shall be permanently retained thereafter.

REASON: To ensure the provision of green roofs in the interests of sustainable urban drainage and habitat provision, in accordance with 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 (2024).

22. Construction Management Scheme

No development shall take place until a Construction Management Plan has been submitted to and approved in writing by the local planning authority, which shall include details of 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. The Plan shall thereafter be implemented as approved before development begins and be maintained throughout the duration of the construction works period.

REASON In the interest of minimising danger and inconvenience to highway users and in the interests of air quality in accordance with policies 7 and 8 of the Core Strategy 2008 and the National Planning Policy Framework (2024).

23. Construction and Demolition Plan

No development shall begin until details of a scheme (Working Method Statement) to control the environmental effects of demolition and construction work has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

- (i) control of noise
- (ii) control of dust, smell and other effluvia
- (iii) control of surface water run off
- (iv) site security arrangements including hoardings
- (v) proposed method of piling for foundations

The development shall be carried out in accordance with the approved scheme or otherwise, as agreed by 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 (2024).

24. Phase 2 Intrusive Investigation Method Statement

Based on the findings of the Phase I Contaminated Land Assessment (Ref. no. 024-1991; REV03), dated September 2025, and prepared by Earth & Marine Environmental Consultants Ltd., development works shall not commence 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.

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.

25. Phase 3 Quantitative Risk Assessment and Site Specific Remediation Strategy

Development works shall not commence until a Quantitative Risk Assessment (QRA) has been prepared for the site, based on the findings of the intrusive investigation. The risk assessment shall be prepared in accordance with the Land Contamination: Risk Management (LCRM) 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.

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 Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006-2026, Development Plan Document, December 2008, and the National Planning Policy Framework (2024).

26. Remediation Validation

No development within or adjacent to any area(s) 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 in accordance with Policy 8 of the Core Strategy 2008 and the National Planning Policy Framework (2024).

27. Watching Brief

The developer shall carry out a watching brief during site work and shall draw to the attention of the Local Planning Authority to the presence of any unsuspected contamination (to soil or/and water, determined by either visual or olfactory indicators) encountered during the development. In the event of contamination to land and/or water being encountered, no development or part thereof shall continue until a programme of investigation and/or remedial work to include details of the remedial scheme and methods of monitoring, and validation of such work undertaken has been submitted to and approved in writing by the Local Planning Authority. None of the development shall be commissioned and/or occupied until the approved remedial works, monitoring and validation of the works have been carried out and a full validation report has been submitted to and approved in writing by the Local Planning Authority. In the event that no significant contamination is encountered, the developer shall provide a written statement to the Local Planning Authority confirming that this was the case, and only after written approval by the Local Planning Authority shall the development be commissioned and/or occupied.

REASON: To ensure that any ground and water contamination is identified and adequately assessed, and that remediation works are adequately carried out, to safeguard the environment and to ensure that the development is suitable for the proposed use in accordance with Policy 8 of the Core Strategy 2008 and the National Planning Policy Framework (2024).

28. Piling

No piling shall take place until a piling method statement has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

The piling method statement should include:

- Development Layout Plan with OS Background
- Block Piling Layout Plan in relation to TWUL assets
- Cross sectional Details to show proximity of proposed piles in relation to TWUL Assets
- Piling method and pile type
- It should be specified on the development sketch how many stories each building has.
- Any basements intended to be constructed as part of the development, please clearly indicate the location and footprint.
- The depth and type of piling to be undertaken and the methodology by which such piling will be carried out
- Measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works

- Piling layout plan including all Thames Water wastewater assets, the local topography and clearance between the face of the pile to the face of a pipe

Plans of Thames Water apparatus can be obtained through our website at [www.thameswater\[1\]propertysearches.co.uk](http://www.thameswater[1]propertysearches.co.uk). Please contact Developer Services if you wish to discuss further (email at developer.services@thameswater.co.uk with email subject FAO DS- Major Projects Team. Please use the following reference in all future correspondence: DTS 60737.

REASON: To prevent any potential to impact on local underground water and sewerage utility infrastructure ensure that any ground and water contamination is identified and adequately assessed, to safeguard the environment and to ensure that the development is suitable for the proposed use in accordance with Policies 8 and 9 of the Core Strategy 2008 and the National Planning Policy Framework (2024).

29. Thames Water – Foul Drainage

No development shall be occupied until confirmation has been provided that either:- all sewage works upgrades required to accommodate the additional flows from the development have been completed; or - a development and infrastructure phasing plan has been agreed with the Local Authority in consultation with Thames Water to allow development 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 discharge of foul water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed.

REASON: Sewage Treatment Upgrades are likely to be required to accommodate the proposed development. Any upgrade works identified will be necessary in order to avoid sewage flooding and/or potential pollution incidents. Should the Local Planning Authority consider the above recommendation inappropriate or are unable to include it in the decision notice, it is important that the Local Planning Authority liaises with Thames Water Development Planning Department (e-mail: devcon.team@thameswater.co.uk) prior to the planning application approval.

30. Thames Water – Water Supply and Capacity

Prior to commencement of development details of Impact Studies which identifies the existing water supply infrastructure in order to determine the magnitude of any new additional capacity required in the system and the location of a suitable connection point shall be submitted to and approved in writing by the Local Planning Authority. No development shall be occupied until confirmation has been provided that either:- all water network upgrades required to accommodate the additional demand to serve the development have been completed; or - a development and infrastructure phasing plan has been agreed with Thames Water to allow development 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. The developer can request information to support the discharge of this condition by visiting the Thames Water website at [thameswater.co.uk/preplanning](https://www.thameswater.co.uk/preplanning) .

REASON: To ensure that the water supply infrastructure has sufficient capacity to cope with the additional demand in accordance with Policies 8 and 9 of the Core Strategy 2008 and the National Planning Policy Framework (2024).

31. Management & Maintenance of Surface Water Drainage Scheme

Prior to commencement of works, details of the Surface Water Drainage Plan and a Whole Life Management and Maintenance Scheme for these measures shall be submitted to and approved in writing by the Local Planning Authority. The Surface Water Drainage Scheme shall include the following:

- BRE 365 soakage tests to be undertaken to determine the soakage rate of the soil.
- Method of the treatment of the surface water.
- Information evidencing that the correct level of water treatment exists in the system is required in accordance with the Ciria SuDS Manual C753
- Whole Life Management and Maintenance Plan of the SUDs

The Surface Water Drainage measures and Whole Life Management and Maintenance Scheme shall be implemented in accordance with the approved details prior to first occupation of the development hereby permitted, and will thereafter be permanently retained and maintained.

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 (2024).

32. Car Parking Permit Restrictions

No occupier of the residential units with the exception of disabled persons that are registered blue badge holders, shall be entitled to a car parking permit or retain such a permit for any Controlled Parking Zone (CPZ) in the Borough. If such a permit is issued to a resident of the development, it shall be surrendered to the Council within seven days of receipt.

REASON: In order to ensure that the development does not harm the existing amenities of the occupiers of neighbouring residential properties by adding to the level of on-street car parking stress in the area, 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 (2024).

33. Car Park Permit Restriction Scheme

The development hereby permitted shall not be occupied until such time as a scheme has been submitted to and approved in writing by the Local Planning

Authority to ensure that all occupiers of the residential units as labelled on approved plans listed in condition 2 other than those with disabilities who are registered blue badge holders, have no entitlement to parking permits from the Council and to ensure that occupiers are informed, prior to occupation, of such restriction. The development shall not be occupied otherwise than in accordance with the approved scheme.

REASON: In order that the prospective occupiers of the new residential units are made aware of the fact that they will not be entitled to an on-street car parking permit, in the interests of the proper management of parking, and to ensure that the development does not harm the existing amenities of the occupiers of neighbouring residential properties by adding to the level of on-street car parking stress in the area, 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 (2024).

34. Wheelchair User Dwellings and Adaptable Dwellings

A minimum of 16 units as labelled as Wheelchair Adaptable Homes as shown on the plans hereby approved shall be provided to Building Regulation requirement M4 (3) as Wheelchair User Dwellings.

All other remaining flats as shown on the plans hereby approved shall be provided to meet Building Regulation requirement M4 (2) accessible and adaptable dwellings.

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 (2024).

35. Level Accesses/Thresholds

The ground floor entrance doors to the development shall not be less than 1 metre wide and the threshold shall be at the same level to the paths fronting the entrances to ensure level access. Level thresholds shall be provided throughout the development between the residential units and the external amenity/balconies and the main lobbies.

REASON: In order to ensure the development provides ease of access for all users, 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 (2024).

36. 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 planning permission first being obtained.

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 (2024).

37. 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, ventilation fans or extraction equipment, not shown on the approved drawings, without planning permission first being obtained.

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 (2024).

38. Bat and Bird Boxes

Prior to occupation of any part of the development, details of a scheme for Bird Bat and Boxes shall be submitted to and approved in writing by the local planning authority. The scheme shall detail the location, design, size and material of the bat and bird boxes and elevations and plans shall be provided to identify the bat and bird boxes to the satisfaction of the Local Planning Authority. The development shall be carried out in accordance with the scheme prior to any occupation of the development and shall be permanently retained and maintained thereafter.

REASON: To safeguard habitats for birds and to deliver net gains in biodiversity in accordance with the National Planning Policy Framework (2024).

39. Fire Safety

The development shall be implemented in accordance with the design guidance and measures set out in Fire Strategy, prepared by Bespoke Fire, Dated 20/08/2025, Received 15/09/2025

REASON: To ensure that the Development contributes to the minimisation of potential fire risk in accordance with National Planning Policy Framework (2024).

40. Obscure Glazing

The windows in the flank wall elevations of all buildings of the development hereby approved shall be glazed with obscure glass and non-openable.

REASON: To minimise any loss of privacy to occupiers of adjoining existing and future residential properties in accordance with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008 and Policy H9 of The Adopted Local Plan for Slough 2004.

41. Servicing of Commercial Unit

Prior to commencement of above ground works, a site servicing strategy and Delivery and Servicing Plan (DSP) including the type of delivery and service vehicles to be used, vehicle tracking, the hours of servicing and deliveries, management of servicing and deliveries in compliance with the secure by design strategy, collection of waste and recyclables in compliance with the secure by design strategy, location of drop-off /collections bays, and method of ensuring service and deliveries are carried out within the site. The approved measures shall be implemented up first occupation of the retail unit and thereafter retained for the lifetime of the development.

REASON: In order to ensure that satisfactory provision is made for deliveries, drop-offs and refuse storage and collection and to ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by noise, and in the interest of highway safety 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 (2024).

INFORMATIVES

1. In accordance with the National Planning Policy Framework (2024), Slough Borough Council takes a positive and proactive approach to development proposals and is focused on seeking solutions where possible and appropriate. Slough Borough Council works with applicants/agents in a positive and proactive manner by offering a pre-application advice service and updating applicants/agents of any issues that may arise in the processing of their application as appropriate and, where possible and appropriate, suggesting solutions. In this case, the applicant entered into a Planning Performance Agreement with the Local Planning Authority and was informed of the issues arising from the proposal and given the opportunity to submit amendments or provide additional information in order to address those issues prior to determination.
2. The applicant is advised that the decision notice should be read alongside a s106 Legal Agreement which contains Planning Obligations entered into in connection with the planning permission.

3. 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.
4. The applicant is advised that an application for advertisement consent is required for any signage, adverts or shopfront fascia displays.
5. 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.
6. No water meters will be permitted within the public footway. The applicant will need to provide way leave to Thames Water Plc for installation of water meters within the site.
7. The development must be so designed and constructed to ensure that surface water from the development does not drain onto the highway or into the highway drainage system. The applicant is advised that if it is intended to use soakaways as the method of dealing with the disposal of surface water then the permission of the Environment Agency will be necessary.
8. The permission hereby granted shall not be construed as authority to obstruct the public highway by the erection of scaffolding, hoarding, skip or any other device or apparatus for which a licence must be sought from the Highway Authority.
9. The applicant must apply to the Highway Authority for the implementation of the works in the existing highway. The council at the expense of the applicant will carry out the required works.
10. The applicant will need to take the appropriate protective measures to ensure the highway and statutory undertakers apparatus are not damaged during the construction of the new unit/s.
11. During the construction phase of the development hereby permitted the developer is asked to ensure contractors are engaged without reliance upon working unusual hours on site nor reliance upon unusual practices that are likely to cause a nuisance to nearby residents or road users. In general no work should be carried out on the site outside the hours of 08.00 hours to 18.00 hours Mondays - Fridays, 08.00 hours - 13.00 hours on Saturdays and at no time on Sundays and Bank/Public Holidays. Car parking for construction workers and space for deliveries should be within the application site.
12. Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The

applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist.

If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting cadentgas.com/our-services/gas-diversions

Prior to carrying out works, including the construction of access points, please register on www.linerearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

13. The following fire safety design guidance from the HSE should be taken into consideration for the applicant to demonstrate compliance at later regulatory stages:
- Design changes necessary to provide a suitable firefighting shaft access, where this can be achieved by way of internal alterations.
 - A green roof may constitute a fire hazard as it requires a regular management and maintenance regime, and the external envelope of a building should not provide a medium for undue fire spread. Where a green roof is proposed, sufficient fire resistance to prevent fire spread to any adjoining roofs/wall(s) will be required.
 - Where the roof top installation of PV panels is proposed, it should be noted that fire safety standards require suitable support of cabling to avoid obstruction of escape routes and firefighting access due to the failure of fixings and consideration should be given to ensure that all power supplies, electrical wiring, and control equipment is provided with appropriate levels of protection against fire.
 - It is noted the response to the question on the *Fire Statement*, section 13, about the reliance on the use of existing hydrants and whether they are currently usable / operable is given as “**don’t know**”. Whilst the response “don’t know” is a valid response on the form, in circumstances such as this, the state of the existing hydrants should be checked with the water authority. Without knowing their operability, the proposal might be relying on a disused water main or faulty hydrant.
14. The proposed development will require the removal of habitat (pruning of individual tree, demolition of an existing building) suitable to support nesting birds with presence of common species recorded. All British birds’ nests and eggs (with certain limited exceptions) are protected by Section 1 of the Wildlife & Countryside Act 1981, as amended. A pre-works check should be undertaken for nesting birds and where nesting birds are recorded a suitable buffer, dependent on species present and confirmed by a suitably experienced ecologist, should be maintained until the nesting attempt has reached a natural conclusion.
15. A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. Thames Water would expect the developer to demonstrate what measures they will undertake to minimise groundwater

discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing wwqriskmanagement@thameswater.co.uk Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality.

The applicant is advised that their development boundary falls within a Source Protection Zone for groundwater abstraction. These zones may be at particular risk from polluting activities on or below the land surface. To prevent pollution, the Environment Agency and Thames Water (or other local water undertaker) will use a tiered, risk-based approach to regulate activities that may impact groundwater resources. The applicant is encouraged to read the Environment Agency's approach to groundwater protection (available at <https://www.gov.uk/government/publications/groundwater-protection-position-statements>) and may wish to discuss the implication for their development with a suitably qualified environmental consultant.

16. With regard to surface water drainage it is the responsibility of the developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. The contact number is 0800 009 3921.
17. With regard to water supply it is the responsibility of the developer to ensure that there would be sufficient capacity for the future residents of the development. Prior approval from Thames Water Developer Services will be required. The contact number is 0800 009 3921. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

If you are planning on using mains water for construction purposes, it's important you let Thames Water know before you start using it, to avoid potential fines for improper usage. More information and how to apply can be found online at thameswater.co.uk/buildingwater.

18. Public sewers are crossing or close to your development. Piling has the potential to significantly impact / cause failure of local underground sewerage utility infrastructure. Build over agreements are required for any building works within 3 metres of a public sewer and, or within 1 metre of a public lateral drain. This is to prevent damage to the sewer network and ensures we have suitable

and safe access to carry out maintenance and repairs. Please refer to our guide on working near or diverting our pipes: <https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes> Please ensure to apply to determine if a build over agreement will be granted.

Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk Phone: 0800 009 3921 (Monday to Friday, 8am to 5pm) Write to: Thames Water Developer Services, Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB. Plans of Thames Water apparatus can be obtained through our website at [www.thameswater\[1\]propertysearches.co.uk](http://www.thameswater[1]propertysearches.co.uk). Please contact Developer Services if you wish to discuss further (email at developer.services@thameswater.co.uk with email subject FAO DS- Major Projects Team. Please use the following reference in all future correspondence: DTS 60737.