

SLOUGH BOROUGH COUNCIL

REPORT TO: Planning Committee **DATE:** 20th February 2008
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PART I

FOR COMMENT & CONSIDERATION

HEART OF SLOUGH – MASTERPLAN AND PUBLIC CONSULTATION MATERIAL

1. **Purpose of Report**

To further update Members on progress with the Heart of Slough project and to seek the Committee's views on the material produced for the recent public consultation exercise.

2. **Recommendation**

The Committee is requested to note the proposals as produced for the Public Consultation exercise, including the Masterplan and to indicate any issues it would wish to see considered as work on the proposed development proceeds.

3. **Key Priorities – Taking Pride in Slough and Making a Difference to Communities and our Environment (Compulsory section)**

Priority 1 – Creating safe, environmentally friendly and sustainable neighbourhoods.

Aims

- 1.1 *Deliver cleaner and safer neighbourhoods.*
- 1.2 *Adopt a green and sustainable approach to managing and developing the environment.*
- 1.3 *Protect and enhance public health and well being*
- 1.4 *Improve transport*

4. **Other Implications**

(a) **Financial**

There are no financial implications arising directly from the report. The Heart of Slough Project will require significant ongoing inputs from Planning and Transport/Highway staff. Additional resources as required will be met from agreed budget provisions and external funding arrangements.

(b) Human Rights Act and other Legal Implications

There are no specific Human Rights Act implications. Any parties likely to be affected by the proposals will be consulted via the normal Statutory Planning Consultation procedures and in addition the Developers have carried out their own separate pre-application public consultation. A S.106 legal agreement will be pursued in the normal manner.

(c) Workforce

As set out in (a) above there will be significant staff inputs required at all stages of the planning process of the scheme.

5. Supporting Information

5.1. At its meeting on 17th December 2007 the Committee considered a report on the Development Brief on the Heart of Slough project and resolved:-

That the report be noted and that the Officer forward details of the Committee's concerns to English Partnerships as follows:-

(a) The Committee requests that adequate provision of public open spaces be made within the scheme.

(b) The Committee requests that the library facilities within the Heart of Slough project are of sufficient size and that the capacity of this important community building is not smaller than the existing library facility.

5.2. These comments are being fed into ongoing pre-application negotiations with the Developers.

5.3. Since this meeting the Development team has further progressed the development of the proposals for the project and carried out a public consultation exhibition on the Masterplan and associated illustrative material.

5.4. It is considered appropriate for the Committee to be able to consider and comment on the proposals before a formal planning application is submitted, so that any key issues can be fed back into the process.

5.5. Arrangements are thus being made to display the material from the recent public consultation exhibition at your meeting and in the meantime the latest Masterplan is attached as Appendix A.

5.6. It is important to stress again that this report deals purely with issues that are within the remit of the Council as Local Planning Authority; the Council's separate role as landowner is being progressed through Cabinet.

5.7. Pre-application negotiations are continuing between Planning and Transport/Highways Officers and the proposed Developers; the latter co-ordinated through English Partnerships. It is understood that the developers currently envisage that an outline planning application for the

whole of the Masterplan and a detailed application for the road works will be submitted in February/March 2008; this will be brought before the Committee in due course for determination. A series of detailed planning applications would follow for the various elements of the scheme.

6. **Conclusion**

6.1 The Masterplan and associated public consultation material is put forward at this stage so that the Committee is kept up to date on the development of proposals for this key site, so that any key issues raised can be fed back into the further development of the scheme.

7. **Appendices attached**

'A' - Current Masterplan for Heart of Slough Scheme.

8. **Background Papers**

'1' - Report to Planning Committee, 17th December 2007 on Heart of Slough Development Brief.

'2' - Local Plan for Slough – Adopted March 2004.

'3' - Local Development Framework for Slough – “Core Strategy” - Submission Document – November 2007.

'4' - Heart of Slough Planning Brief – June 2002.