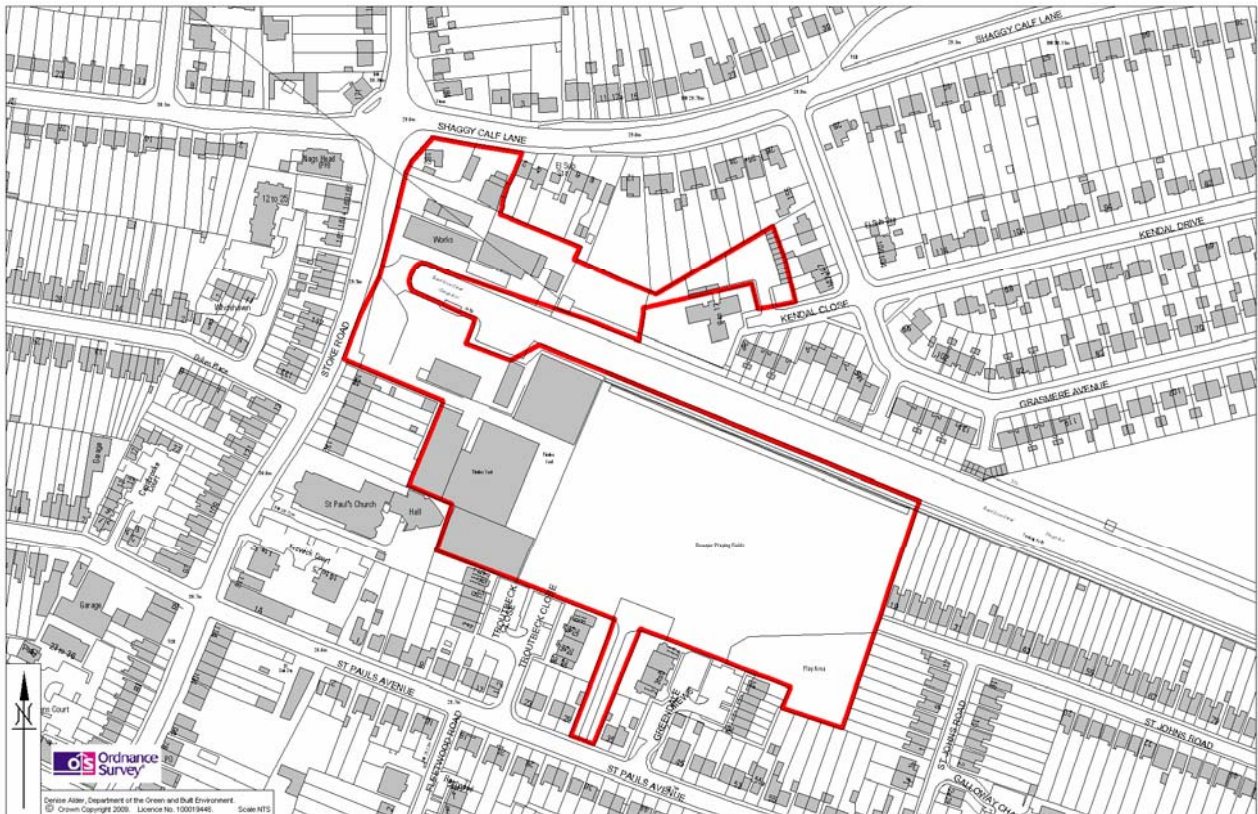


Site Reference	SSA17	Ward	Central
Address	Slough Canal Basin, Stoke Road, Slough		
Area (hectares)	3.62	Grid Reference	498060, 180700
Proposed Use:	Mixed Use: residential, hotel, retail, business, public open space		



Relevant strategic Objective(s)	A B C D E G H K
Zoning	Flood zone: 1 (part) Public Open Space
Current use(s)	Mixed use: funeral parlour, two builder's yards with trade counter uses, Bowyer Playing field public open space
Reason(s) for Allocation	To ensure that this site is developed in a comprehensive way which maximises the attractiveness of the canal and the basin. To establish the principle of allowing residential development within the public open space.
Site Planning Requirements	<p>Redevelopment proposals should:</p> <ul style="list-style-type: none"> • Provide facilities that will attract visitors and form a focal point for users of the towpath and canal • Open up views from Stoke Road to the Canal Basin • Retain and enhance the winding hole and pedestrian and cycle access to the basin • Retain and take opportunities to enhance the nature conservation

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	<p style="text-align: center;">value of the canal</p> <ul style="list-style-type: none"> • Consider the provision of visitor moorings and the north side of the canal • Provide residential development • Enhance recreational facilities within the Bowyer Playing Fields 		
Background	<p>There have been long term proposals for the redevelopment of the Canal Basin which currently accommodates industrial uses which limit public use and reduce the attractiveness and the prominence of the basin from the Stoke Road.</p> <p>The provision of visitor moorings at the basin as well as residential moorings on the off side (north side) of the canal would be favourably considered.</p> <p>In addition to this, Local Plan Policy CG4 (Slough Arm of the Grand Union Canal) encourages the enhancement of the recreational value, access and landscape quality of the canal as a whole.</p> <p>The Core Strategy reiterates the need to further enhance and promote the Grand Union canal and the public rights of way network. It also supports the principle of extending the canal to link it with the river Thames provided it is technically feasible, economically viable and environmentally sustainable.</p> <p>It is therefore proposed that the area should be comprehensively redeveloped with a phased residential led mixed use development that will provide a new amenities and an active public realm area that will attract visitors to the canal. It is also intended to provide moorings and act as a destination for canal boats, thus increasing the use of the Slough Arm of the Grand Union Canal.</p> <p>The site is currently in multiple ownership and this issue will need to be resolved in order for development to go ahead.</p> <p>The Local Plan proposal related to land around the basin that was predominantly owned by British Waterways but leased to a number of businesses. Most of these leases are due to expire in the near future which will mean that British Waterways will control most of the land around the basin apart from that occupied by the Travis Perkins timber yard.</p> <p>The site has now been increased to include Council owned land to the north and the Bowyer Playing field to the south in order to create a larger area for comprehensive redevelopment.</p> <p>Proposals to develop part of Bowyer Playing Field need to be considered against Core Policy 2 (Green Belt and Open Spaces) which states that existing public open spaces will be preserved and enhanced but where, exceptionally, it is agreed that an open space may be lost, a new one or</p>		

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	<p>suitable compensatory provision will be required to be provided elsewhere.</p> <p>It is proposed that only a limited amount of the Bowyer Playing field will be developed adjacent to the canal in a manner which still preserves views to and from the open space. It is considered that the loss of some open space is acceptable, as an exception, on the basis that some new public areas will be created around the canal basin with hard and soft landscaping. There will also be compensatory improvements to the quality and facilities provided within the Bowyer Playing field including the provision of a multi use games area.</p> <p>The predominant use of the site will be residential. Although Core Policy 4 (Type of Housing) states that in the urban areas outside the town centre new residential development will predominantly consist of family housing and be at a density related to the surrounding area, it is considered that an exception can be made in this case.</p> <p>Any development with Bowyer Playing Fields needs to minimise the footprint and be elevated in order to create a presence and provide views over the canal. As a result it will not be possible to provide family housing in this location.</p> <p>Most of the rest of the site has an existing commercial value. There is a need to create an attractive location with high quality urban realm and its own distinct architectural identity. It is also important to maintain an open view of the canal from Stoke Road. As a result the residential development is likely to be at a comparatively high density and not particularly suited to providing very much family housing. In this respect, the Site Specific Allocation can therefore be treated as an exception to Core Policy 4 in accordance with Core Policy 1 (Spatial Strategy) because of the overall environmental, social, economic and community benefits that the proposed regeneration can provide. Provision will, however, have to be made for affordable housing in accordance with Core Policy 4 (Type of Housing).</p> <p>It is also proposed to include a combination of a hotel, retail, bar or commercial uses within the scheme in order to provide facilities that will attract visitors and form a focal point for users of the towpath and canal.</p> <p>Core Policy 6 (Retail, Leisure and Community Facilities) states that all major facilities should be located in the town centre. Any retail development within the scheme would be accepted provided it is of a small scale nature that is ancillary to the proposed development as a whole.</p> <p>The proposed hotel is supported on the basis that it would add to the overall viability and attractiveness of the proposed regeneration.</p> <p>A major constraint to the development of the northern side of the basin is the existing electricity pylon and power lines. This will limit the extent and nature</p>		

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	<p>of development that can take place. All proposals will have to comply with the relevant advice about the safety of building in close proximity to overhead power lines.</p> <p>The main vehicular access should be from Stoke Road located as far to the south as possible in order to avoid conflict with the Stoke Road/Shaggy Calf lane junction. A secondary access should be provided for any development off Kendal Close, and there should be no vehicular access from St. Paul's Avenue. The existing bus stop will need to be relocated in order to provide appropriate visibility. There should be attractive pedestrian routes through the site, and a permissive right of way along the south side of the canal must be retained with pedestrian access along the north side through to Kendal Close.</p> <p>Local Plan Policy CG3 (Redevelopment of Canal Basin) states: Proposals for the comprehensive redevelopment of the canal basin which incorporate uses such as restaurant or pub, as well as residential and appropriate open space, will be permitted provided they</p> <ul style="list-style-type: none"> a) form a focal point for users of the towpath and canal; b) retain and enhance the winding hole and pedestrian access to the basin; and c) do not compromise existing nature conservation value of the canal corridor. <p>This policy will be superseded following the adoption of this DPD.:</p>		

Figure SSA17-1 Indicative Masterplan for the Canal Basin

