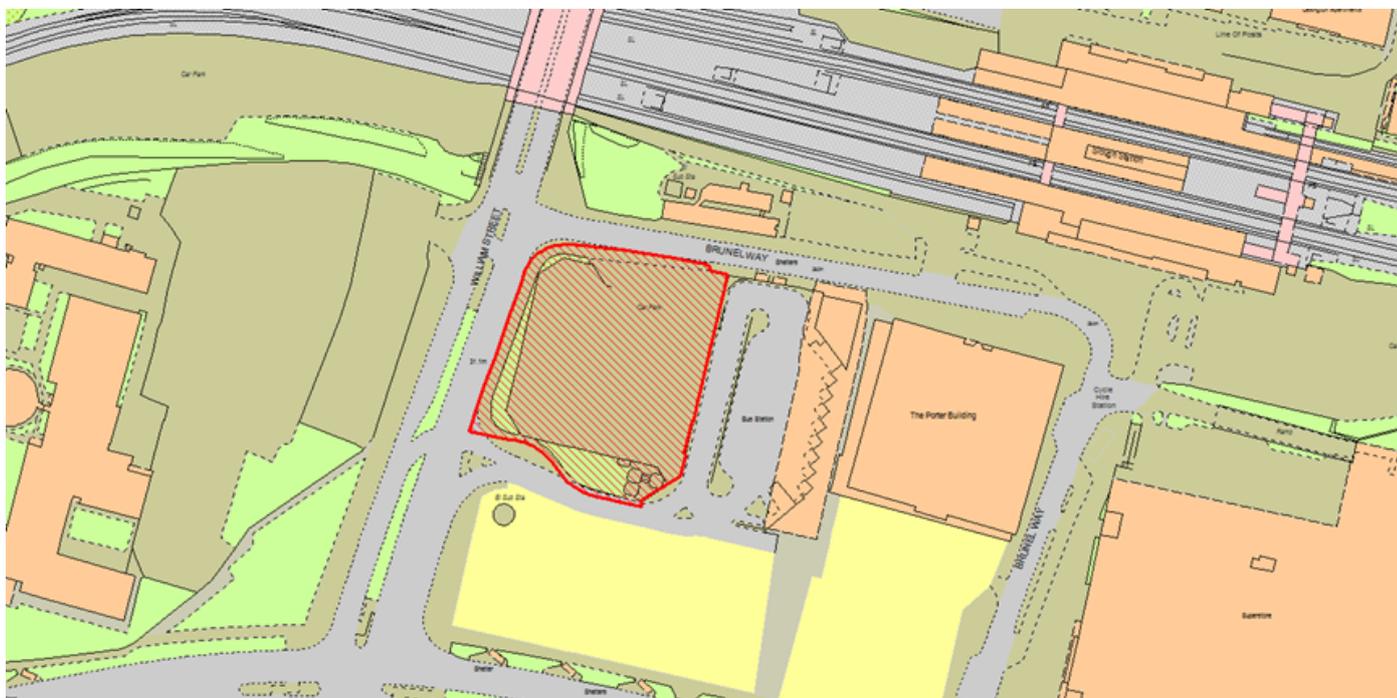


Registration Date:	N/A	Application No:	N/A
Officer:	Neil Button	Ward:	Central
Applicant:	Slough Borough Council	Application Type:	Major
Agent:	Fuller Long	13 Week Date:	N/A
Location:	Former Octagon Site, Station Square, Slough, SL1 1QY		
Proposal:	Construction of new office building with co-working space, cafe and retail use at ground floor level. Construction of residential building with cafe and retail use at ground floor level and creation of new public realm area with associated landscaping.		



PRE-APPLICATION PRESENTATION

Introduction:

The applicant, Exton Estates/Aberdeen Standard Investments is currently in pre-application discussion with the Local Planning Authority for the re-development of the former Octagon Site on Brunel Way in Slough Town Centre. The site adjoins the Heart of Slough (Core Strategy) Allocation Site which is envisaged for comprehensive and significant redevelopment and regeneration.

The pre-application scheme follows the resolution of the Planning Committee that the previous planning application (for mixed use regeneration scheme comprising: new area of public realm/pedestrian link, build to rent (BTR) residential accommodation (343 units), a hotel (170 beds) with ancillary leisure and business facilities, retail uses (use class A1-A3), and associated basement parking) be delegated to the Planning Manager for approval subject to the satisfactory completion of the Section 106 Agreement to secure financial contributions towards affordable housing, highways, education and air quality and viability review mechanism and finalising conditions; and any other minor changes.

It is understood that the applicant no longer wishes to pursue the previous scheme and therefore, a revised scheme is to be prepared. The applicant intends to submit the application in April 2019.

The Site and Surroundings:

The site is a 0.41 hectare site currently used as a temporary surface-level car park. It was formerly occupied by an office building known as The Octagon (arising from its rather unusual octagonal design) which was demolished several years ago. The site is within the Town Centre Boundary, but is not allocated within the Councils Site Allocations DPD. The site adjoins, but does not formally form part of, Slough Borough Council's Heart of Slough regeneration proposals. The site is bounded to the north by Brunel Way, Slough railway station and the railway lines.

To the south of the site is Brunel Place which comprises two office buildings of approximately 12,000m² and 22,000m² that are currently under construction. To the south, William Street joins the Wellington Street (A4) at a new a-grade interchange that has been delivered as part of the Heart of Slough masterplan.

Slough bus station is located to the east of the site. Beyond the bus station is the Porter Building, a new five-storey office development.

To the west is Stoke Road and beyond that the former Thames Valley University site which is part of the Heart of Slough proposals and is earmarked for mixed-use development including housing and offices.

The site is not within a Conservation Area, nor does it contain any listed buildings, but it is close to and visible from several Grade 2 listed buildings – the rail station (three separate list entries) and St Ethelbert's Church and Presbytery (two list entries). Windsor Castle is a Grade 1 listed building and a Scheduled Ancient Monument; the Castle features in long distance views of the application proposal.

Site History:

The relevant planning history for the site is set out below (planning history that has been excluded involves details to discharge conditions and adverts).

P/04888/019 - Mixed use regeneration scheme comprising: new area of public realm/pedestrian link, build to rent (BTR) residential accommodation (343 units), a

hotel (170 beds) with ancillary leisure and business facilities, retail uses (use class A1-A3), and associated basement parking. Resolution (31st October 2018) to defer to Planning Manager to delegate (for approval). Pending Decision

P/04888/018 - Screening opinion for redevelopment of former Octagon for a mixed use regeneration scheme comprising; a new area of public links, build to rent accommodation and a hotel with leisure and business facilities. (343 Build to Rent units, a hotel (170 beds) and ground floor A1/A3 uses. Environmental Impact Assessment not required 28 Sept 2017.

P/04888/017 - Retention of surface public car park for a further temporary period of two years (The use of the site as a temporary car park with 124 parking spaces was initially allowed on appeal on 13 November 2012 under appeal reference APP/J0530/C/12/2181980). Approved 14 April 2015.

P/04888/016 - Erection of 2 no linked office buildings (10 no floors and 8 no floors) 27,000m² of internal office floor space (Class B1a) together with access, parking and servicing. This application was reported to the Planning Committee on 17 October 2013 and it was resolved that the application be delegated to be approved following completion of s106 agreement (S106 not completed). No decision issued

P/04888/012 - Demolition of existing building and erection of two linked office buildings (10 no. floors and 8 no. floors) comprising 29,417square metres of gross external office floor space (Class B1a) together with access, parking and servicing. Approved 17 June 2008

P/04888/000 - Construction of a building of 106,399 sq. ft. (gross) comprising of 70,000 sq. ft. of offices, 1,500 sq. ft. of gymnasium and clinic, 7000 sq. ft. of plant space and 28,000 sq. ft. of car parking. Approved 01 February 1979.

The Proposal:

The current proposals comprise the development of a prominent and high profile site into a flexible 85,000sqft net HQ office 7 storey building and a 170 private unit 21 storey residential tower. The development includes the provision of a new green urban link through a communal piazza public space that will feature the office reception, co-working communities, café & restaurants and dedicated separate residential entrances. The public realm will be designed around level access to all buildings.

Car parking (120 spaces) are proposed at Basement Level to provide suitable parking for both the office (80 spaces) and residential development (40 spaces), including disabled parking spaces, secure cycle parking (with associated facilities) and electric car charging spaces. The following unit mix is proposed:

Unit Type	Units.	%	Hab.
Studio	50	29%	50
1 Bed	70	42%	140
2 Bed	50	29%	150
Total	170		340

EXTRACT FROM SBC CONSTITUTION: PART 5.2: CODE OF CONDUCT FOR COUNCILLORS AND OFFICERS IN RELATION TO PLANNING AND LICENSING MATTERS

Developer's briefings to Planning Committee Protocol

Early member engagement in the planning process is encouraged and supported by the NPPF. Enabling a developer to brief and seek the views of elected Members about planning proposals at an early stage (usually pre-application or where this is not possible, very early in the formal application period) is important in ensuring that new development is responsive to and reflects local interests/concerns where possible.

Slough Borough Council proposes to achieve this objective through formal presentations to the Planning Committee in accordance with procedures set out in this Protocol. No decision will be taken at these meetings and if the pre-application submission is followed by a formal planning application, the application will be subject to the normal procedure of a report to a future meeting of the Planning Committee.

1. The purpose of briefings is:

- To enable Members to provide feedback that supports the development of high quality development through the pre- application process, and avoid potential delays at later stages;
- To ensure Members are aware of significant applications prior to them being formally considered by the Planning Committee;
- To make subsequent Planning Committee consideration more informed and effective;
- To ensure issues are identified early in the application process, and improve the quality of applications; and
- To ensure Members are aware when applications raise issues of corporate or strategic importance.

2. What sort of presentations would be covered in the briefings?

Presentations on proposed large-scale developments of more than 50 dwellings, or 5,000m² of commercial or other floorspace or which includes significant social, community, health or education facilities, or where the Planning Manager considers early discussion of the issues would be useful; and

Presentations on other significant applications, such as those critical to the Council's regeneration programmes, significant Council developments, or those requested by the Chair of the Committee or deemed appropriate by the Planning Manager.

3. Frequency and timings of meetings

The presentation will coincide with the monthly Planning Committee meetings.

4. Format of the presentations

- The meeting will be chaired by the Chair of the Planning Committee who will ask Members attending to disclose any relevant interests;
 - The Developer will supply all presentation materials including any models, and these will be displayed in the meeting room;
 - Officers to introduce the proposal (5 minutes);
 - The developer and/or agents will be invited to make a presentation (10 minutes);
 - Ward Members will have the opportunity to address the Committee (4 minutes each, subject to the discretion of the Chair);
 - Question and answer session: Members of the Planning Committee and Ward Members will be able to ask questions to the Developer and officers (15 minutes) Supplementary questions from Ward members to be at the discretion of the Chair);
-
- A short note of the meeting summarising Members' comments would be made.

5. Other matters

Members questions will be restricted to points of fact or clarification and must be structured in a way that would not lead to a member being perceived as taking a fixed position on the proposals. Members should ensure that they are not seen to pre-determine or close their mind to any such proposal as otherwise they may then be precluded from participating in determining the application.