

Registration Date:	N/A	Application No:	N/A
Officer:	Christian Morrone	Ward:	Central
Applicant:	Panattoni	Application Type:	Major
Agent:	Turley	13 Week Date:	N/A
Location:	ICI Paints, AkzoNobel, Wexham Road, Slough, SL2 5DS		
Proposal:	“Outline and full details applications for the redevelopment of the former ICI Paint Manufacturing facility for the construction of new commercial (B2, B8 and sui generis data centre) and residential floorspace, along with associated parking, new/improved pedestrian and cycle links, means of enclosure, habitat creation / restoration, landscape infrastructure and associated engineering operations including retaining structures, earthworks and drainage. Full details relates to the commercial element only.”		

### PRE-APPLICATION PRESENTATION



## Introduction:

The applicant, Panattoni is currently in pre-application discussion with the Local Planning Authority for the re-development of the AkzoNobel site, Wexham Road, in Slough. The applicant intends to submit the planning application towards the end of October 2019.

## The Site and Surroundings:

The proposed development site is approximately 12.7 hectares of brownfield land used for General Industrial purposes (Use Class B2) and comprises buildings amounting to approximately 65,000sqm and hardstanding areas. Much of the site has now been decommissioned; however the research and development facility to the south west of the site is still in use and is expected to remain in use for at least three years.

The site is located between Wexham Road (to the west) and Uxbridge Road (east), and in between the 'Slough Arm' branch of the Grand Union Canal (north) and the Great Western Railway line (south). The site neighbours 'The Business Village' to the northwest, which comprises a number of relatively small scale industrial and business units. Adjoining the site to the west is a two storey former a tyre repair garage (100a Wexham Road) which has recently been granted planning permission for a change of use to two residential houses and neighbours an existing residential bungalow (100 Wexham Road). Further west, on the opposite side of Wexham Road is a car dealership which fronts the northern side of Petersfield Avenue, and on the southern side of Petersfield Avenue is the four storey AkzoNobel building which contains offices and laboratories.

Adjoining the site to the east is the National Grid site and former gas works. The site is currently occupied by the gas supplier Cadent and comprises a depot accommodating a mixed range of office and storage buildings, open storage, and parking areas. A gas holder is positioned in the north-west corner of the site, adjoining the application site which is currently not in operation and is due to be decommissioned and removed.

The site is located to the northeast of the defined Town Centre. At its nearest point the application site is located approximately 535 metres from Slough mainline train station and at its furthest point approximately 1100 metres.

The site is located within a defined Business Area; however the application site has been identified as a strategic site within the emerging Preferred Spatial Strategy to comprehensively redevelop the site in tandem with the adjoining national Grid site for primarily residential plus supporting uses and some employment use.

### Site History:

The site has been used for General Industrial purposes since planning records began and probably beyond. A large number of applications have since been approved to facilitate and intensify the General Industrial use of the site.

### The Proposal:

The Applicant 'Panattoni' is proposing to submit a planning application for the redevelopment of this brownfield site which measures approximately 12.7ha. The proposal is divided into two defining elements. To the north of the site proposal comprises business uses and to the south are residential:

#### *Northern part of the site:*

- construction of up to 71,535 sqm of floor for business purposes falling under B2 (General Industry), B8 (Storage or Distribution) Use Classes and Data Centre (Sui Generis Use Class);
- floor areas would be flexible between the proposed uses. However, those falling under B2 to would be limited to 8,360 sqm;
- building heights to be up to:
  - 23.5 metres (ridge) in the central part of the site;
  - reducing to 18 metres (ridge) to the north,
  - reducing again to 15 metres (flat roof) at the northern end of the site by the canal.
- Parking and loading:
  - 41 HGV loading bays;
  - 85 HGV trailer parking spaces;
  - 292 car parking spaces;
  - 24 motorcycle spaces;
  - 60 cycle spaces within secure enclosures.
- Access and egress via existing Wexham Road Access;
- Landscaping and tree planting.

#### *Southern part of site:*

- Construction of up to 1,000 residential flats at an indicative mix of 279 x 1 bed flats; 272 x 2 bed; 274 x 3 bed; 44 x 4 bed;
- creation of up to 1,500 sqm of flexible floor space falling under A1 (Shops), A3 (Food and Drink), D1 (Non-residential Institutions), D2 (Assembly and Leisure);
- building heights to be up to:
  - 28.5 metres (8 storeys inc. 2 storeys as commercial) by southern side of the Wexham Road access and within the south west corner of the site;

- 24 metres (7 storey) centrally within the site, and;
- 13.5 metres (4 storey) along the southern part of the site by the railway boundary.
- Podium level residential amenity space within internal courtyards;
- car parking:
  - undercroft residential parking for 324 cars;
  - on-street parking for 40 cars;
  - commercial parking for 10 cars;
  - residential parking ration at 0.41 spaces per unit.
- Vehicle and pedestrian access and egress via existing Wexham Road;
- new pedestrian access to south via Wexham Road;
- associated roads; footways; green footway link to canal, landscaping and tree planting;
- public open space (approx. 2145sqm).

**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 5,000m<sup>2</sup> 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);
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- 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.