

Registration Date:	N/A	Application No:	N/A
Officer:	Alistair de Joux	Ward:	Langley St Mary's
Applicant:	Columbia Threadneedle	Application Type:	Major
Agent:	Barton Willmore	13 Week Date:	N/A
Location:	Langley Business Park, Station Road, Slough		
Proposal:	Outline planning permission for Redevelopment of the site for a largescale data centre with a mixed-use scheme fronting onto Station Road.		



PRE-APPLICATION PRESENTATION

Introduction:

The prospective applicant is currently in pre-application discussion with the Local Planning Authority for the re-development of the Langley Business Park, which is located immediately south of Langley Railway Station and on the eastern side of Station Road.

The Site and Surroundings:

The site is allocated under the current Local Plan for business use, and is currently occupied by a number of commercial buildings with associated parking and service areas. Access is from Station Road, where an open frontage is maintained to with some grass, hedging and mature trees. An existing tree belt separates the site from the rear gardens of properties in Mead Avenue and Meadfield Avenue. To the immediate north of the site there is a public footpath linking Mead Road, the pedestrian overbridge at Langley Station and Station Road, which separates the site boundary from the Great Western Railway Line. The rail corridor sits on an embankment higher than the existing ground level at the site.

Part of the site is allocated in the Slough Local Development Framework Site Allocation Development Plan Document for retail (a new supermarket; ref. SSA23 in the DPD), adopted November 2010. The site as a whole was included for residential-led mixed use within the emerging Local Plan *Issues and Options* consultation in early 2017 and has been considered subsequently by the Planning Committee at as part of wider Local Plan updates.

Trees within the site are covered in a recently made TPO. It is likely that this will be reviewed when a BS compliant tree survey has been undertaken and submitted.

Site History:

There is an extensive planning history on the site dating back to the 1960's for various industrial and warehouse type buildings around the site with numerous extensions, additional buildings, and changes of use to offices and in a more recent proposal, to retail. The most recent and relevant planning applications are as follows:-

Application No.	Description of development	Decision
P/00437/085	Demolition of an existing building and erection of part single and part two storey 4,567 m ² foodstore and separate petrol filling station with 306 no. associated parking spaces, 2 no. accesses to serve the new retail unit and existing industrial units, boundary treatments and other associated works.	Refused 17/10/2013
P/00437/088	Temporary permission for the use of the site for a period of two years for commercial film making from November 2017 to October 2019.	Approved 11/01/2018

The Proposal:

The proposal is for the majority of the site to be dedicated to a new data centre, with ancillary buildings on the northern part of the site, with a three to four storey building or buildings along the Station Road frontage to provide mixed uses at ground level and residential uses and / or offices above, with car parking and public realm improvements to this part of the site. The public realm improvements would also extend to public footpath widening and improvements across the north part of the site. The pre-application submission sets out that the application would be for outline planning permission with the details of access, appearance, landscaping, layout and scale reserved for later determination, with demolition of existing buildings and redevelopment to provide a data centre of up to 600,000sqm gross, including ancillary offices; and buildings on the Station Road to comprise mixed uses comprising up to 50 dwellings (Use Class C3 and unspecified floor areas to provide B1c office space, classes: A1, A2, A3 (retail, financial and hot and cold food, A4 (public house), A5 (take away); and / or D1 and D2 (community and leisure).

It is expected that the application will be subject to assessment under the Town and Country Planning Act's Environmental Impact Assessment regulations (EIA).

APPENDIX A

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.