

Registration Date:	N/A	Application No:	N/A
Officer:	Alistair de Joux	Ward:	Central
Applicant:	Slough Wharf LLP	Application Type:	Major
		13 Week Date:	N/A
Agent:	Savills		
Location:	Slough Canal Basin, Stoke Road, Slough		
Proposal:	Demolition of the existing buildings and comprehensive redevelopment comprising 312 residential units, provision of 359 sqm of commercial floorspace (E Class), public realm improvements, enhanced recreational facilities within the open space at Bowyer Playing field along with associated car parking, landscaping and infrastructure works.		



Figure 1: Proposed site for development including public space enhancements

PRE-APPLICATION PRESENTATION

Introduction:

Stoke Wharf LLP, a partnership between Slough Urban Renewal and Waterside Places, is currently in pre-application discussion with the Local Planning Authority for the development of land at Slough Canal Basin. The site includes previously developed land between the western end of the Grand Union Canal and Stoke Road and adjacent land on the north and south sides of the Canal, and public open space at Bowyer Recreation Ground together with a smaller area of unallocated and undeveloped land adjacent to 9 - 17 Kendal Close. This comprises most of the land allocated within the Slough Local Development Framework Site Allocations DPD (2010) under site reference SSA17. A relatively small area within the allocated land on the northern side of the canal is excluded from the current proposals.

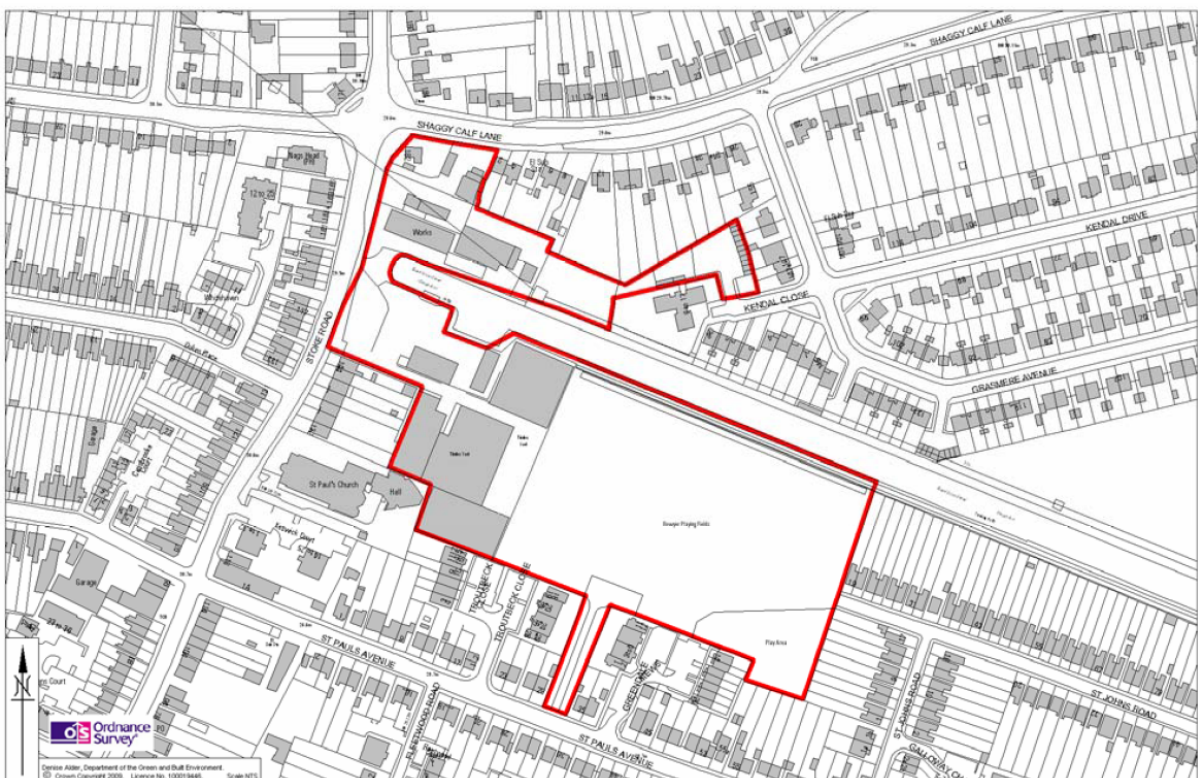


Figure 2: Plan for Site ref. SSA17 from the Site Allocations DPD (2010)

The Site Allocation policy sets out that this land was allocated “To ensure that this site is developed in a comprehensive way which maximises the attractiveness of the canal and the basin” and “To establish the principle of allowing residential development within the public open space”. It also states that redevelopment proposals should:

- 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 value of the canal

- Consider the provision of visitor moorings and the north side of the canal
- Provide residential development
- Enhance recreational facilities within the Bowyer Playing Fields.

The Site and Surroundings:

The proposed application site is irregular in shape and for the most part level in its topography, although the land rises about 1.5 metres from the Bowyer Recreation Ground to the tow path along the south side of the canal. The B416 (Stoke Road) forms part of the western boundary, and the site also shares boundaries with the following residential properties community and business uses:

- To the west, 132 - 144 Stoke Road (even number range) and St Patricks Church;
- to the south, Troutbeck Close, Greendale Mews and 55 / 55A - 61 St Pauls Avenue;
- to the east, 1 - 19 St Johns Road (odd numbers), and
- to the north, 180 Stoke Road (Newman and Son Funeral Directors) and 2 - 12 Shaggy Calf Lane (evens).

These site boundaries differ from the SSA17 site allocation in that two small parcel of land on the northern side of the allocated land are excluded. These are Newman and Son at 180 Stoke Road, and land between 9-17 Kendal Close and 14-24 Shaggy Calf Lane.

While much of the proposed application site is taken up by the Bowyer Recreation Ground and the smaller area of open land on the north side of the canal, a significant proportion is previously developed land. An electricity pylon is located within the site and is the only currently built feature which would remain as part of the intended development. The pylon carries high voltage cables overhead across the northern part of the Site.

, The site is located 275m north of the Slough Town Centre as defined in the 2010 Local Plan. The emerging local plan proposes an enlarged Town Centre, and if adopted as such the site would be included within the Town Centre extended boundary. The Slough Regeneration Framework also includes the site within the extended Town Centre. This Framework was recently considered by both the Planning Committee and Cabinet, and approved for adoption as part of the evidence base for the emerging local plan. It sets out a number of key areas for development in the extended town centre, including Stoke Road corridor within which the Canal Basin site is located. The Framework suggests predominant context heights within this corridor of 4 to 6 stories, with greater heights closer to the centre and with heights to step down where they interface with existing lower scale developments. Local landmark buildings of up to 1.5 times the local context heights are also indicated on the Framework's 'Potential Building Heights' plan.

The immediately surrounding area is largely suburban in character, consisting of mainly two-storey dwellings and single storey business premises. Taller buildings adjacent to the site include 8-17 Kendal Close to the north-east which is three stories high, St Paul's church to the west which is the equivalent to three to four storeys high, and 11-17 Troutbeck Close which is adjacent to the southern boundary of the site. This is a three storey element of a block of flats comprising 4 -17 Troutbeck Close which abuts the site; the remaining units in this block are two storeys high. Character rapidly becomes more urban around the neighbourhood shopping centre

around the intersections of St Pauls Avenue and Belgrave Road with Stoke Road, with built scale increasing to five storeys at Grand Union House, 120-170m to the south-west of the closest part of the proposed application site, and to seven stories on the south side of Stoke Road's intersection with Mill Street.

The Site is not in a Conservation Area and none of the immediately surrounding buildings are listed. The closest heritage assets are the Grade II listed railway station 470m to the south and locally listed on Stoke Road, at Littlewood School, 250m to the south-west, and numbers 19 and 21, some 400m in the same direction.

The site is in Flood Zone1 where there is a low risk of river flooding. There is a low risk of surface water flooding for the northern and western parts of Bowyer Recreation Ground and within this, a medium risk in some localised areas of the park. The closest Air Quality Management Area is AQMA 'Area 4', approximately 600 metres to the south of the site.

Site History:

The Travis Perkins site and adjacent land was subject to a number of planning applications and permissions up until 1996. More recently two telecommunications applications were made for Land at Stoke Wharf, in 2005 and 2006, and in the past decade a single planning application for land within the current site relates to the Bowyer Recreation Ground. This is noted below, along with two recent requests for screening opinions under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017:

Application No.	Description of development	Decision
Bowyer Recreation Ground:		
S/00704/000	Installation of a multi use games court incorporating a modular goal system and enclosed by a 3 metre high "open" metal fence with pedestrian entrance gate.	18 March 2014
Current site:		
P/07584/009	EIA screening opinion for development of up to 290 residential units together with associated commercial space (A1/A3), car parking, amenity space and landscaping	EIA not required, 16 January 2020
P/07584/010	EIA screening opinion for development of up to 320 residential units together with associated commercial space (A1/A3), car parking, amenity space and landscaping.	EIA not required, 28 February 2020

The Proposal:

The proposal seeks to provide new housing including canal side houses and a café or restaurant located within a new public realm space around the head of the Slough branch of the Grand Union Canal. It is intended that the café use will extend into landscaped areas between the proposed new buildings.

Site area figures provided by the agent for the proposed application show that an area of just under 5000 sq.m. of the Bowyer Recreation Ground would be allocated to development of buildings and their surroundings, with a balance of area of 18,711 sq.m. to be retained within the Recreation Ground. This balance public open space land would be enhanced as part of the development proposals, and new public realm would be provided within the currently unoccupied previously development land.

Land Use

It is proposed that the development will deliver 312 new residential dwellings including a mix of studio, 1 and 2 bedroom apartments, 2 bedroom mews houses and 3 bedroom houses, and 359 sq.m. of flexible commercial space.

The scheme includes 8no. mews houses and 9no. town houses, suitable for occupation by families. In terms of accessibility, 5% of the units are intended as either part M4(2) and M4(3) compliant. This would include two 2-bedroom wheelchair units, which would exceed the nationally described space standards.

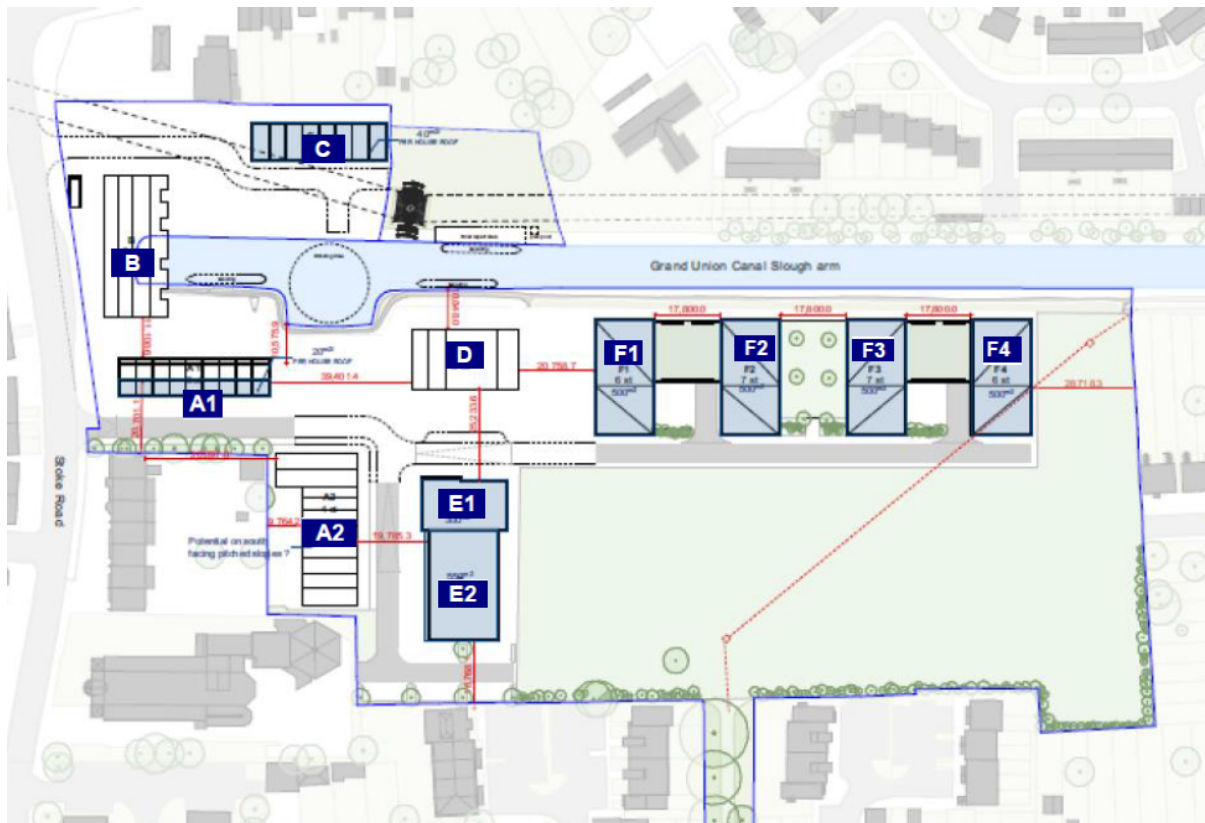


Figure 3: Proposed site layout

Provision of housing

It is proposed that a total of 15% affordable housing will be provided, to comprise a mix of rented and shared ownership accommodation. The applicants consider that this is the maximum quantum of affordable housing that is viable. A Financial Viability Assessment (FVA) will be submitted with the planning application which will seek to demonstrate that this level of affordable housing is justifiable.

The proportion of dwellings of each unit size is set out in Figure 4, below:

Unit Type	Number	Percentage
Studio	31	10%
1-Bed Apartment	128	41%
2-Bed Apartment	136	44%
2- Bed mews houses	8	2%
3-Bed townhouses	9	3%
Total	312	100%

Figure 4: Proposed Residential Mix

Based on the provision of 312 dwellings across a site area of 3.62ha, the proposed development would have a residential density of 86 dwellings per hectare.

Car parking

Vehicle access to the site will be from Stoke Road (emergency access only will be considered from St Johns Road). A total of 137 parking spaces are proposed, to provide a parking ratio of 0.43 spaces per unit. This would include 8 blue badge car parking spaces.

More sustainable transport use will be promoted with two on-site car club spaces, which will be available for use the wider community as well as by residents. A cycle hire docking station will also be provided.

Building heights

The scale of the proposed buildings is set out below in Figure 4:

Block reference	Height (storeys)	Units per block	Typology
A1	3	9	Townhouses
A2	4	34	Apartments
B	3 / 4	16	Apartments with ground floor commercial space
C	2	8	Mews houses
D	5	24	Apartments with ground floor commercial space
E1 / E2:		67	Apartments
E1	8		
E2	5		Apartments
F1-F4:		154	Apartments
F1	6		
F2	7		
F3	7		
F4	6		

Figure 5: Proposed building heights, in storeys

Proposed building height and scale will be further illustrated with a three dimensional image to be provided in the presentation for Planning Committee.