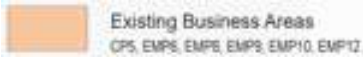

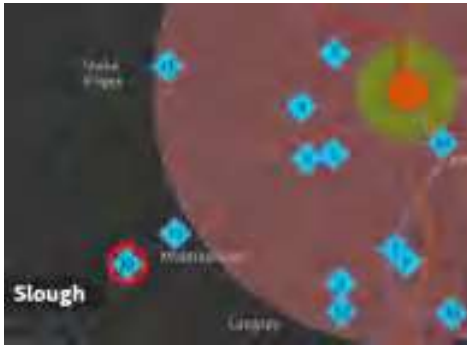


	<p><i>associated plant and infrastructure provision); car parking, landscaping and vehicular and pedestrian access.</i></p> <p><i>(Matters of Scale, Layout, Appearance, and Landscaping to be dealt with by reserved matters).</i></p>
<b>Emerging/Adopted Planning Designations</b>	<p><u>Local Plan for Slough - Proposals Map (2010)</u></p>  
	<p><u>The Proposed Spatial Strategy Regulation 18 Consultation (November 2020)</u></p> <p>Paragraph 13.81</p> <p><i>The Akzo Nobel site on Wexham Road and the National Grid/Cadent site on Uxbridge Road were identified in the Issues and Options consultation (2017) as a possible new residential neighbourhood. Proposals have now been brought forward by Panattoni, the new owners of the Akzo Nobel site for a mixed commercial and residential scheme. Outline planning permission has been agreed for up to 1,000 houses on the site with around 40,000m2 of warehousing to the north. It is proposed that this should deliver some family accommodation as well as new employment. Provision will be made for a new bus link through the site which would be completed through to Uxbridge Road when the National Grid/Cadent site is redeveloped.</i></p>
<b>Green Belt Assessment</b>	N/A
<b>Actively Marketed?</b>	Not known
<b>Physical Constraints</b>	
<b>Flood Zone</b>	Zone 1 (Low probability)
<b>Heritage Assets (inc. Listed Buildings and</b>	No

<b>Scheduled Ancient Monuments)</b>	
<b>Archaeological Constraints</b>	No
<b>Air Quality Management Area</b>	No
<b>Tree and hedgerows (TPOs)</b>	No
<b>AONB</b>	No
<b>SSSI</b>	No
<b>Local Nature Reserve</b>	No
<b>Land Contamination</b>	Possible land contamination from industrial uses
<b>Conservation Area</b>	No
<b>Historic Park or Garden</b>	No
<b>Public Right of Way</b>	No
<b>Green Belt</b>	No
<b>Green/Open Space</b>	No
<b>Landscape Character Area</b>	N/A (Urban)
<b>Agricultural Land (Grade 1, 2 or 3a)</b>	N/A (Urban)
<b>Employment Site Assessment</b>	No
<b>Other</b>	
<b>Technical Specification</b>	
<b>Proximity to electricity infrastructure</b>	<p>6.6 km to Iver Substation + 40% = 9.24 km The site is beyond the 5km buffer</p> 
<b>Connection to fibre possible?</b>	Yes. The site is close to an existing fibre cable.



### Is the Site Suitable, Available and Sustainable?

Criteria	Commentary	Red/Amber/Green
Suitability	<p>The site is close to an existing fibre cable and access to power should be possible despite being beyond the 5km buffer.</p> <p>The site is in an accessible location, but is too small to accommodate the proposed development, with the close proximity of residential development requiring a buffer that will further reduce the net developable area.</p>	Red
Availability	<p>The recent outline planning permission is for a mixed use development including up to 1000 homes was secured by a developer (also the freehold owner of the site) and it is understood that they are looking to bring this forward once reserved matters are approved. The circa 40,000m2 of warehousing approved as part of this scheme is not capable of accommodating the proposals.</p>	Red
Sustainability	<p>The site comprises previously developed land within Slough with no ecological or environmental constraints. It is able to provide access via public transport and active transport modes.</p>	Green