

- 7.141 The Local Transport Plan (Doc.14) contains a draft Air Quality Action Plan which sets out measures to tackle air quality problems. Further detailed work will have to be carried out to show how air quality problems in the town centre can be mitigated in order to allow the planned additional development to take place.

Sustainability and the environment

- 7.142 The improvement of the environment and image of Slough to make it a place that people will want to live, work and visit is of fundamental importance for the delivery of the Spatial Vision. In bringing about this change it is important that development is managed in as sustainable a way as possible.
- 7.143 The principles of sustainability, as set out in PPS 1 - Delivering Sustainable Development, are quite wide ranging in that they include:
- Social progress which recognises the needs of everyone;
 - Effective protection of the environment;
 - The prudent use of natural resources; and
 - The maintenance of high and stable levels of economic growth and employment.



- 7.144 Climate change is also a fundamental issue for the future planning of Slough. The Core Strategy has therefore taken account of emerging Government policy on climate change and the aim of achieving zero carbon development. Development undertaken at a local level should not make worse the wider impacts of climate change resulting from carbon emissions. Therefore, new development should be constructed in such a manner so as to minimise its impact on the environment both in the short and longer term. This will involve using sustainable design and construction techniques, minimising consumption and waste and incorporating renewable energy technology within development.
- 7.145 The need for sustainable development and to address climate change are cross-cutting issues that are addressed in many of the policies in this document including the Spatial Strategy of concentrating development in the most accessible locations.
- 7.146 The promotion of the good design of buildings and public spaces is important for the implementation of the Spatial Strategy and Spatial Vision for Slough.
- 7.147 The Spatial Strategy of concentrating development in the town centre and the selective comprehensive regeneration of other selected key locations within the Borough is reliant upon there being good design which optimises the use of available land for development and the creation of public spaces. It will require the highest quality architectural designs which will create visually attractive, safe and welcoming environments which positively contribute to improving the sense of place and enhances the image of the area. All developments should also be accessible, sustainable and adaptable.
- 7.148 One of the main "benefits" of the Spatial Strategy is that there will be less need for development in the rest of the Borough. A key part of the Spatial Vision is that the quality of the environment within the existing suburban residential areas will be

- improved in order to make them safe and attractive places where people will want to live. As a result the main considerations in these areas will be to ensure that new buildings or extensions should respect the amenities of adjoining occupiers and be designed in a way that reflects the street scene and the local distinctiveness of the particular urban or suburban area.
- 7.149 Given the overall shortage of open space in Slough, all development should provide an appropriate amount of amenity space commensurate with the density of the development, the type of use and its location.
- 7.150 Whilst most new development has some affect on the environment, it is particularly important in a densely populated area like Slough that the impact is kept to a minimal level and appropriate mitigation measures are provided.
- 7.151 The ability to carry out mitigation measures may not necessarily justify permitting a development particularly where there would be a loss of amenity or create other adverse impacts. In addition the cumulative impact of development upon the environment will have to be taken into account.
- 7.152 A combination of Slough's industrial heritage and its location close to Heathrow, the motorway network and railway lines means that there is a need to ensure that the occupiers of new developments are protected from all forms of possible pollution. The Spatial Strategy encourages the re-use of previously developed land, but this can only happen once any contamination from previous activities has been treated to a standard suitable for its new intended use.
- 7.153 There are currently two areas close to the motorways which have been designated as Air Quality Management Areas. They are unsuitable for residential development and other sensitive uses, unless it is practical to incorporate mitigation measures to reduce the effects to acceptable levels. Other areas of the Borough are affected by pollution from noise, dust, and chemicals, which may limit new development.
- 7.154 Parts of the Borough, such as the Colnbrook and Poyle area, are at risk from flooding. The Spatial Strategy takes account of this by concentrating development in the town centre, which is an area that is not liable to flood. It is not envisaged that there should be any need to build upon any land within the functional flood plain as a result of the Core Strategy.
- 7.155 New development should also incorporate measures to manage surface water arising from the site. Sustainable drainage systems should be used to attenuate surface water run off and to minimise the risk of future sewer flooding where this is practical in terms of ground water levels, geology and land quality.

CORE POLICY 8 (SUSTAINABILITY AND THE ENVIRONMENT)

All development in the Borough shall be sustainable, of a high quality design, improve the quality of the environment and address the impact of climate change.

1. Sustainable Design and Construction Principles:

All development should, where feasible, include measures to:

- a) Minimise the consumption and unnecessary use of energy, particularly from non renewable sources;
- b) Recycle waste;
- c) Generate energy from renewable resources;
- d) Reduce water consumption; and
- e) Incorporate sustainable design and construction techniques, including the use of recycled and energy efficient building materials.

2. High Quality Design:

All development will:

- a) Be of a high quality design that is practical, attractive, safe, accessible and adaptable;
- b) Respect its location and surroundings;
- c) Provide appropriate public space, amenity space and landscaping as an integral part of the design; and
- d) Be in accordance with the Spatial Strategy in terms of its height, scale, massing and architectural style.

The design of all development within the existing residential areas should respect the amenities of adjoining occupiers and reflect the street scene and the local distinctiveness of the area.

3. Pollution

Development shall not:

- a) Give rise to unacceptable levels of pollution including air pollution, dust, odour, artificial lighting or noise;
- b) Cause contamination or a deterioration in land, soil or water quality; and
- c) Be located on polluted land, areas affected by air pollution or in noisy environments unless the development incorporates appropriate mitigation measures to limit the adverse effects on occupiers and other appropriate receptors.

4. Flooding

- a) Development will only be permitted where it is safe and it can be demonstrated that there is minimal risk of flooding to the property and it will not impede the flow of floodwaters, increase the risk of flooding elsewhere or reduce the capacity of a floodplain; and
- b) Development must manage surface water arising from the site in a sustainable manner which will also reduce the risk of flooding and improve water quality.

Indicators:

- Number of completed development incorporating renewable energy capacity;
- Number of developments built to Eco-Homes/Code for Sustainable homes/BREEAM standards; and
- Number of planning applications granted contrary to the advice of the Environment Agency (COI 7).

Implementation

7.156 This policy will be implemented, in conjunction with the other policies in the plan, through the determination of planning applications and the preparation of the Development Control and Site Allocations DPD and Supplementary Planning Documents. It will also be implemented through the various strategies that are being prepared as part of the council's High Level Environmental Strategy. All of these will expand upon the advice set out in PPS10 (Planning for Sustainable Waste), PPS22 (Renewable Energy), PPS23 (Planning and Pollution Control) and the draft supplement to PPS1 (Planning and Climate Change).

7.157 The provision of new waste disposal or recycling facilities needed to implement this aspect of the policy will be dealt with through the Minerals and Waste Core Strategy (Doc.20) that is being produced jointly by the six Berkshire Unitary Authorities. All major developments will be expected to demonstrate that they have explored the feasibility of a range of renewable energy and low carbon technologies including combined heat and power and shared renewable energy plant either within the site or adjacent to it.

7.158 All relevant planning applications must be accompanied by a Design and Access Statement, which will have to demonstrate how the proposed development meets the necessary design requirements. This should demonstrate how the siting, design and layout of the buildings have taken into account the need to maximise energy

- efficiency. Where appropriate, developers will be required to submit energy assessments with planning applications. Detailed policies for recycling and waste management within developments will be set out in the subsequent Development Control Policies and Site Allocations DPD.
- 7.159 In order to ensure that development is sustainable, all new residential development will have to comply with the appropriate Eco-Homes (or Code for Sustainable Homes), all commercial development will have to comply with the Building Research Establishment Environmental Assessment Method (BREEAM) and civil engineering projects will have to comply with the CEEQUAL standard. In each case proposals for non residential development should achieve a rating of “very good” or “excellent” and residential developments should achieve Code for Sustainable Homes Level 3 or 4 Rating.
- 7.160 Relevant planning applications will have to be accompanied by noise, light pollution or odour studies, which demonstrate that the proposed development will not have an unacceptable impact upon adjoining uses. Developers will also have to carry out air quality modelling to show that the site is not affected by poor air quality and that the proposed activity will not make the air quality any worse.
- 7.161 Where necessary, developers will be required to carry out detailed contaminated land surveys which will have to demonstrate how any existing contamination can be mitigated. It is not considered that this will prevent the redevelopment of existing brownfield sites in accordance with the Spatial Strategy and should result in existing contamination and pollution being dealt with as development takes place over time.
- 7.162 The Spatial Strategy will result in a significant amount of intensive development taking place in and around the town centre. This will mean that particular emphasis will be placed upon the design of individual buildings and the spaces around them. All development will be expected to comply with the principles of “Urban Design in the Planning System” by CABE. There will also be a requirement for flats to provide amenity space on site wherever possible. Innovative solutions such as green and brown vegetated roofs will be promoted to address this issue and provide sustainable drainage systems, particularly in higher density development. The council will continue to develop an urban design and tall buildings strategy for the town centre based upon the principles that are emerging from the Heart of Slough comprehensive redevelopment scheme. This will include the creation of more pedestrian friendly streets, boulevards and squares.
- 7.163 The Spatial Strategy will result in only a limited amount of small in-filling development taking place in the existing residential areas. The design of these predominantly family housing schemes should reflect the street scene and enhance the local distinctiveness of these areas.
- 7.164 The Strategic Flood Risk Assessment (Doc.31) that has been prepared in support of the Core Strategy has refined the information that is available on the Environment Agency’s flood maps and identified additional areas that may be at risk. As a result the council will require detailed Flood Risk Assessments to be submitted with proposals within these areas as well as in the existing flood map zones. New development should not be located in high risk areas such as Wexham, Colnbrook and Poyle without demonstrating that the proposal would comply with the sequential test set out in PPS 25 (Development and Flood Risk).
- 7.165 The Spatial Strategy of concentrating development in the town centre will not increase the risk from fluvial flooding but it will exacerbate the existing problems of surface water drainage in the area that is currently piped away. As a result on site surface water attenuation will have to be provided within development sites in order to prevent peak surcharges.