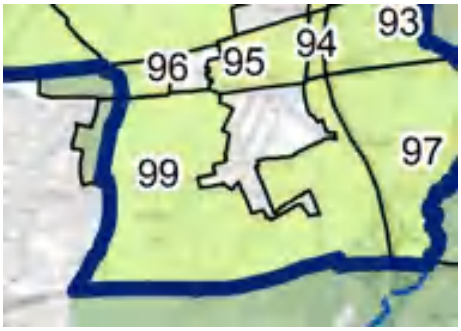
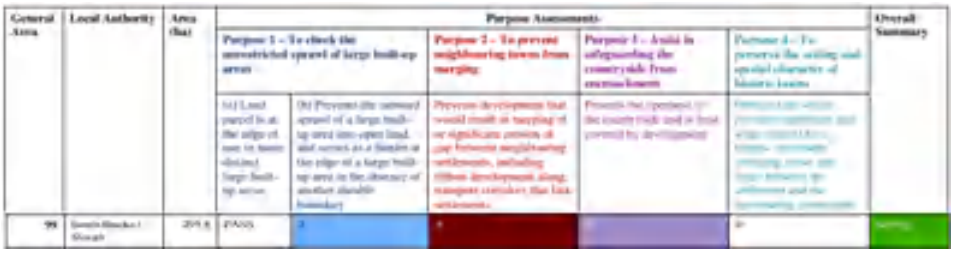
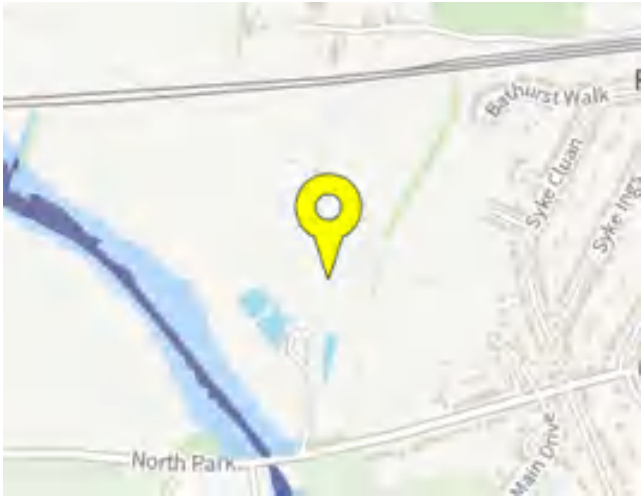
Site Characteristics and General Information	
Site Name	Cemex Site, Iver
Address	Cemex Langley Asphalt Mixing Plant, North Park, Iver, SL0 9EW
LPA	Buckinghamshire Council (South Bucks Area)
Site Size (Hectares)	Circa 28.8 ha
Ownership details	Cemex UK Operations Ltd
Aerial Image	
Site Description / Current Use	Quarry and cement processing plant
Relevant Planning History	• CM/51/16 Land North of Richings Park Golf Course *Temporary closure of public footpath IVE/15/1, followed by the laying out of a site entrance, erection of new processing and concrete plants and related infrastructure, extraction of 2 million tonnes of sand and gravel, backfilling with inert waste and progressive restoration of the land to agriculture over a period of up to nine years.* Granted 3/08/2017 Conditions 34 -36 require restoration of the site in accordance with the approved restoration scheme – which identifies that the site will be restored by 1 July 2026. (The restoration scheme comprises reinstatement of agricultural land, new woodland blocks and a new hedgerow across the site and establishing and retaining a diverse wetland habitat around the margins of the Horton Brook).

Emerging/Adopted Planning Designations	South Bucks Local Plan –Proposals Map (2011) Nearby designations **Buckinghamshire Minerals and Waste Local Plan 2016-2036 (2019)** Allocated Minerals Site - M5: North Park, Richings Park (Iver) (3Mt)

Green Belt Assessment	Chiltern District Council & South Bucks District Council - Green Belt Assessment **General Area 99**   Not identified for further (Part 2) assessment.
Actively Marketed?	No recent/current marketing identified
Physical Constraints	
Flood Zone	Zone 1 (Low probability) South-western edge of the site : Zone 2 (0.1% - 1.0%) / Zone 3 (>1%) 

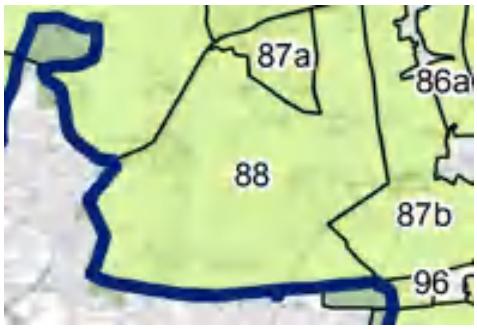
Heritage Assets (inc. Listed Buildings and Scheduled Ancient Monuments)	No
Archaeological Constraints	No (Site adjoins Archaeological Notification Area to the West)
Air Quality Management Area	Yes - SBDC AQM Area No.2
Tree and hedgerows (TPOs)	None
AONB	No
SSSI	No
Local Nature Reserve	No
Land Contamination	Any contamination will be addressed through the restoration of the site
Conservation Area	No
Historic Park or Garden	No
Public Right of Way	Public right of way to site boundary (shown below)
Green/Open Space	No
Landscape Character Area	LCA 22.4 IVER HEATH MIXED USE TERRACE
Agricultural Land (Grade 1, 2 or 3a)	The southern half of the site is classified as Grade 1 The north of the site is classified as non-agricultural
Other	

Technical Specification	
Proximity to electricity infrastructure	4.5 km to Iver Substation + 40% = 6.3km, A new connection will need to cross major roads (M25) and the Grand Union Canal
Connection to fibre possible?	Yes. The site is close to an existing fibre cable.

Is the Site Suitable, Available and Sustainable?

Criteria	Commentary	Red/Amber/Green
Suitability	The site has suitable access to power and connectivity to fibre cables and is not at risk of flooding. The site size and the need to provide a buffer to the adjoining residential homes may result in the net developable area being too small . The site is allocated in the Minerals and Waste Local Plan to provide sand and gravel and has recently been identified as unsuitable for release from the Green Belt (as it makes a strong contribution – particularly in preventing settlements from merging).	
Availability	The site is in single ownership, with quarry workings to finish in time for a restoration scheme to be completed by 2026. Therefore the site is not available within a reasonable period of time.	
Sustainability	Development would prevent the significant net biodiversity gains from restoration of the site being realised. The small site size will severely limit any opportunities to deliver net biodiversity gain or deliver significant landscaping improvements.	

Site Characteristics and General Information	
Site Name	Brett Aggregates, Slough
Address	Brett Aggregates, George Green Quarry, Uxbridge Road, George Green, Slough SL2 5NH
LPA	Buckinghamshire Council (South Bucks Area)
Site Size (Hectares)	Circa 24.4 ha
Ownership details	Curson Rochford Limited Liability Partnership
Aerial Image	
Site Description / Current Use	Active Gravel Quarry (up until 31 December 2024)
Relevant Planning History	• 13/00575/CC Land Adjacent to Uxbridge Road George Green *Extraction of mineral, mineral processing including bagging, infilling with construction and demolition waste together with restoration to agriculture and nature conservation uses.* Granted 12/03/2014 A Restoration Scheme comprising the provision of agricultural fields trees, hedgerows and a new public footpath (through the centre of the site), is to be completed by 31 December 2024 under Condition 2.

Emerging/Adopted Planning Designations	South Bucks Local Plan –Proposals Map (2011) Green Belt GB1, GB2, GB4, GB7, GB9-GB11, GB13, R9, R10, T2 Nearby designations Biodiversity Opportunity Area CP9 Colne Valley Park CP9 Green Belt Settlement GB3, GB5, GB13 GB3
Green Belt Assessment	Chiltern District Council & South Bucks District Council - Green Belt Assessment **General Area 88**  General Area | Local Authority | Area (ha) | Purpose Assessments | Overall Summary Purpose 1 – To check the unrestricted sprawl of large built-up areas (a) Land parcel is at the edge of one or more distinct large built-up areas (b) Prevents the outward sprawl of a large built-up area into open land and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary Purpose 2 – To prevent neighbouring towns from merging Purpose 3 – Assist in safeguarding the countryside from encroachment Purpose 4 – To preserve the setting and special character of historic towns 88 | South Bucks | 554.8 | PASS | 3 | 5 | 4 | 0 | Strong

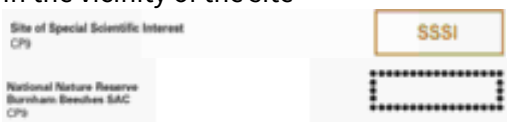
	Not identified for further (Part 2) assessment.
Actively Marketed?	No recent/current marketing identified
Physical Constraints	
Flood Zone	Zone 1 (Low probability) Western edge to the site (Uxbridge Road): Zone 2 (0.1% - 1.0%) / Zone 3 (>1%)
Heritage Assets (inc. Listed Buildings and Scheduled Ancient Monuments)	No (Adjoins Grade II Listed George Public House, Westmoor, Westmoor House, Westmoor Cottage and Granary to the north of the site)

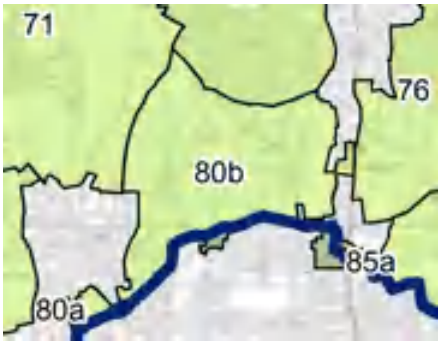
Archaeological Constraints	No
Air Quality Management Area	No
Tree and hedgerows (TPOs)	None
AONB	No
SSSI	No (but within SSSI Impact Risk Zone)
Local Nature Reserve	No
Land Contamination	Possible contamination.
Conservation Area	No
Historic Park or Garden	No
Public Right of Way	Right of way to site boundary (see below)

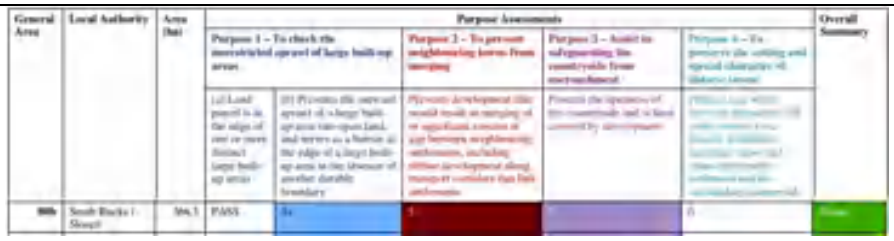
Green/Open Space	No
Landscape Character Area	LCA 24.2 FARNHAM AND STOKE COMMON WOODED TERRACE
Agricultural Land (Grade 1, 2 or 3a)	Grade 1
Other	
Technical Specification	
Proximity to electricity infrastructure	5.4 km to Iver Substation + 40% = 7.56km The site is beyond the 5km buffer
Connection to fibre possible?	Yes. The site is close to an existing fibre cable
Is the Site Suitable, Available and Sustainable?	

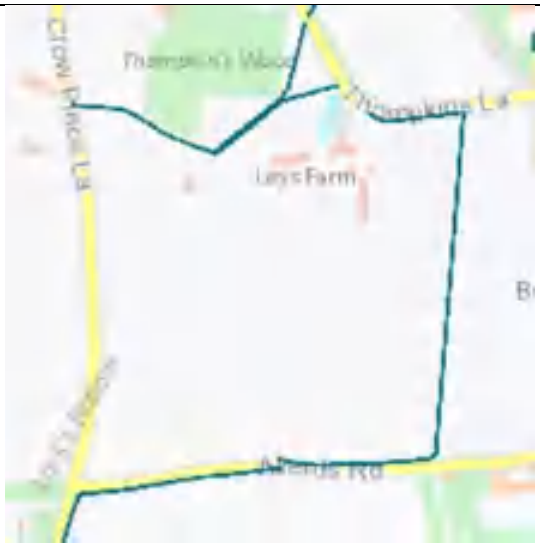
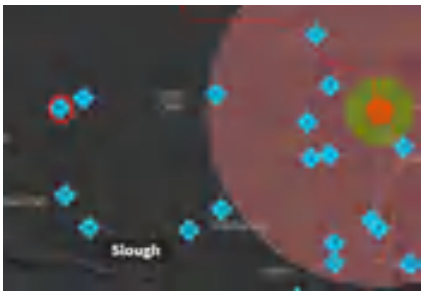
Criteria	Commentary	Red/Amber/Green
Suitability	The site is close to an existing fibre cable with a power connection likely to be viable, despite being beyond the 5km buffer. The site is too small to accommodate the proposals as the net developable area will be reduced due to the western side of the site being vulnerable to flooding and the need for a buffer to the adjoining residential homes to the North. Development is likely to harm the setting of the listed buildings immediately to the North. Although there is a large building associated with the Nursery immediately to the South this extends to only a single storey and is significantly further away. The site has	

	recently been identified as part of a wider area that makes a strong contribution to the Green Belt and is unsuitable for release.	
Availability	The site is in single ownership, with quarry workings to finish in time for a restoration scheme to be completed by 31 December 2024. Completion of the proposed development might be possible by October 2024.	
Sustainability	Flood risks would need to be mitigated. Development would prevent the significant net biodiversity gains from restoration of the site being realised and the small site size will severely limit any opportunities to deliver net biodiversity gain or deliver significant landscaping improvements.	

Site Characteristics and General Information	
Site Name	Land North of Allerds Road, Slough
Address	East Burnham Quarry, Farnham Lane, East Burnham, Slough, SL2 3SD
LPA	Buckinghamshire Council
Site Size (Hectares)	Circa 11.5 ha
Ownership details	Summerleaze Ltd
Aerial Image	
Site Description / Current Use	Active quarry
Relevant Planning History	• CM/0055/19 East Burnham Quarry *Planning Application made under Section 73 of the Town and Country Planning Act 1990 to vary Conditions 3 and 4 attached to Planning Consent SBD/8204/07 at East Burnham Quarry Farnham Lane, East Burnham [to extend mineral extraction and landfilling to 31 December 2024 and the date for restoration of the site until 31 December 2025.* Granted 10/02/2021
Emerging/Adopted Planning Designations	South Bucks Local Plan –Proposals Map (2011) In the vicinity of the site 

	Buckinghamshire Minerals and Waste Local Plan 2016-2036 (2019) Minerals Commitments (Sand and Gravel) : East Burnham Quarry ROMP
Green Belt Assessment	Chiltern District Council & South Bucks District Council - Green Belt Assessment **General Area 80b** 

	 Land West of Farnham Royal was identified for further (Part 2) assessment, but this area (RSA-27) does not include the site.
Actively Marketed?	No recent/current marketing identified
Physical Constraints	
Flood Zone	Zone 1 (Low probability)
Heritage Assets (inc. Listed Buildings and Scheduled Ancient Monuments)	No
Archaeological Constraints	Archaeological Notification Area: Long Barrow
Air Quality Management Area	No
Tree and hedgerows (TPOs)	None
AONB	No
SSSI	No
Local Nature Reserve	No
Land Contamination	No
Conservation Area	No
Historic Park or Garden	No
Public Right of Way	Yes (see below)

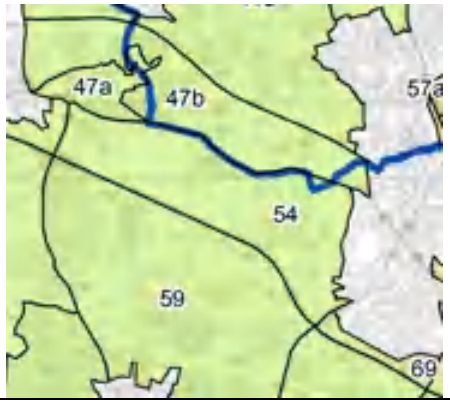
	
Green/Open Space	No
Landscape Character Area	LCA 20.2 BURNHAM UNDULATING FARMLAND
Agricultural Land (Grade 1, 2 or 3a)	Grade 3
Other	
Technical Specification	
Proximity to electricity infrastructure	9.3 km to Iver Substation + 40% = 13.02 km The site is significantly beyond the 5km buffer 
Connection to fibre possible?	Yes. The site is close to an existing fibre cable

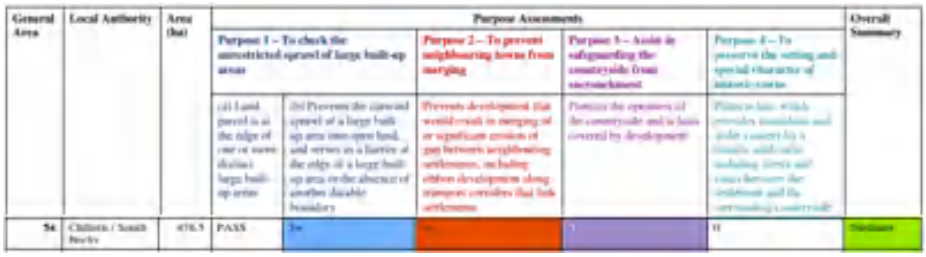
Is the Site Suitable, Available and Sustainable?

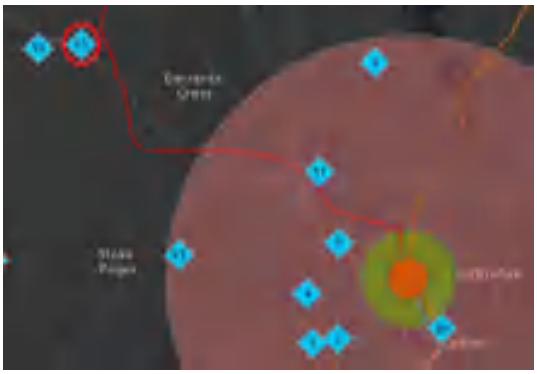
Criteria	Commentary	Red/Amber/Green
Suitability	The site is not vulnerable to flooding and is close to an existing fibre cable but is significantly beyond the 5km buffer for a viable power connection within a reasonable period of time. The site is too small to accommodate the proposals. The site is located within the green belt and is isolated from existing settlements.	
Availability	The site is in single ownership. Quarry workings are to continue until 31 December 2024 – with restoration to be completed by 31 December 2025. Therefore the site will not be available within a reasonable period of time.	
Sustainability	The site is relatively isolated from existing settlements and is inaccessible to public transport and active travel modes. Development would prevent the significant net biodiversity gains from restoration of the site being realised. The small site size will severely limit any opportunities to deliver net biodiversity gain or deliver significant landscaping improvements.	

Site Characteristics and General Information	
Site Name	Wapsey's Wood Landfill Site
Address	Wapsey's Wood Landfill Site, Wapseys Wood, Oxford Road, Gerrards Cross, Buckinghamshire, SL9 8TE
LPA	Buckinghamshire Council (South Bucks area)
Site Size (Hectares)	Circa 135 ha
Ownership details	Biffa Waste, Cheval Investment Holdings and Veolia ES Landfill Ltd
Aerial Image	
Site Description / Current Use	Woodland (including ancient woodland), open land and landfill facility
Relevant Planning History	**Wapsey's Wood, Oxford Road** • CM/0112/17 Variation of condition 2 and 61 of consent 11/00223/CC dated 13/01/12 to remove condition 2 relating to phasing and change condition 61 to extend the time limit on the site to 31st December 2021 Granted 8/05/2019 11/00223/CC Variation of Conditions 3 and 63 of consent SBD/8201/99 dated 4th September 2000 relating to Waste Disposal Operations (to extend the operational lifetime of the site from 30th April 2012 to 31st December 2017) Granted 13/01/2012 • SBD/8207/06 Proposed temporary mobile home for site security until 31st December 2030 Granted 25/09/2006

	• SBD/8212/05 Proposed Variation of Condition 16 attached to Consent No. SBD/8201/99 to allow the deposit of waste between the hours of 7 am and 5 pm on all Bank holidays with the exception of Christmas Day and New Year's Day Granted 23/01/2006 • SBD/8205/05 Extension to power station and variation of conditions 12, attached to consent no SBD/8218/97, to extend the life of the power station until 31st December 2030 Granted 6/07/2005 • SBD/8211/04 Application for silt press and supplementary sand facility Granted 28/07/2004 • SBD/8218/03 Erection of a temporary gas flare and leachate compound. Granted 18/02/2004 **Land to The South of The A40 At Hyde Farm, Oxford Road** • CC/08/05 Temporary storage of topsoil on land adjoining the Hyde Farm/Wapsey's Wood Landfill Site until such time as the materials are required for final restoration purposes in connection with consent No. SBD/8201/99 Granted 28/06/2005
Emerging/Adopted Planning Designations	South Bucks –Proposals Map (2011) Local Plan In the vicinity of the site

	<u>Buckinghamshire Minerals and Waste Local Plan 2016-2036 (2019)</u> **Allocated Site for Sand and Gravel: Slade Farm North (Hedgerley) (1.1Mt)**
Green Belt Assessment	Chiltern District Council & South Bucks District Council - Green Belt Assessment **General Area 54** 

	 Not identified for further (Part 2) assessment.
Actively Marketed?	No recent/current marketing identified
Physical Constraints	
Flood Zone	Zone 1 (Low probability)
Heritage Assets (inc. Listed Buildings and Scheduled Ancient Monuments)	Adjoins Scheduled Ancient Monument - Templars' site at Moat Farm, Hedgerley; Grade II listed Moat Farm farmhouse and barn range on West side of Farm (SE); and Grade II listed Hyde Farm farmhouse and barn (NW)
Archaeological Constraints	Archaeological Notification Area: Bulstrode Preceptory
Air Quality Management Area	No
Tree and hedgerows (TPOs)	TPO 2001.31
AONB	No
SSSI	No
Local Nature Reserve	No

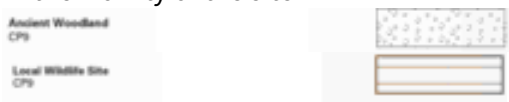
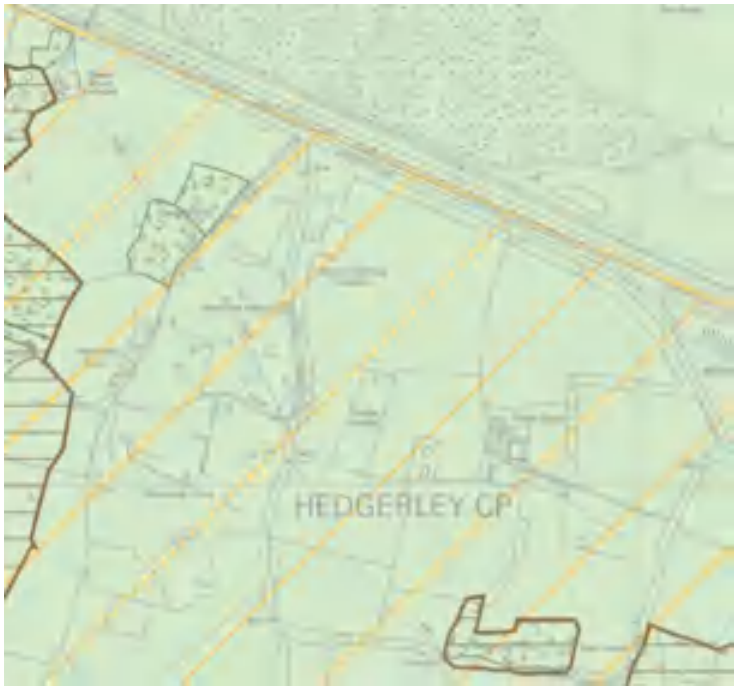
Land Contamination	Landfill (non-hazardous waste)
Conservation Area	No
Historic Park or Garden	No
Public Right of Way	Yes (Shown below)
Green Belt	Yes
Green/Open Space	No
Landscape Character Area	LCA 22.1 BEACONSFIELD MIXED USE TERRACE
Agricultural Land (Grade 1, 2 or 3a)	Grade 3
Other	
Technical Specification	
Proximity to electricity infrastructure	9.1 km to Iver Substation + 40% = 12.74 km The site is significantly beyond the 5km buffer 

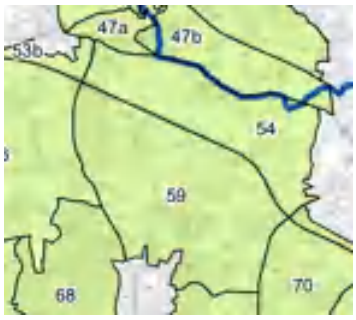
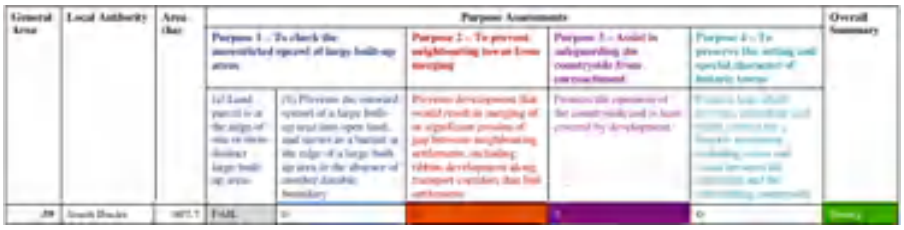
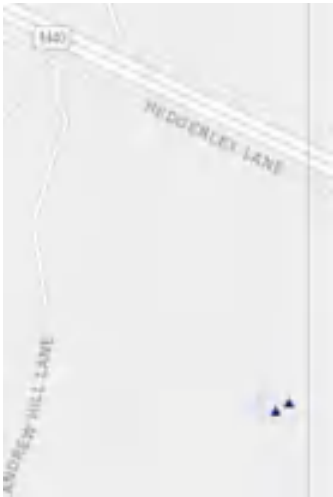
Connection to fibre possible?	Yes. The site is close to an existing fibre cable

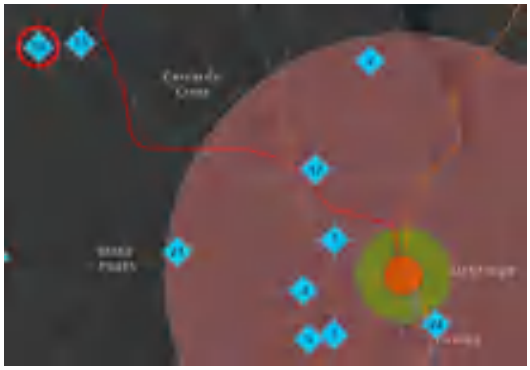
Is the Site Suitable, Available and Sustainable?

Criteria	Commentary	Red/Amber/Green
Suitability	The site is not vulnerable to flooding and is close to an existing fibre cable but is significantly beyond the 5km buffer for a viable power connection within a reasonable period of time. Although included within a wider parcel of land considered to make a medium contribution to the Green Belt, the site is located some distance away from existing settlements and is not suitable for release. Large scale development also may cause harm to the setting of the adjoining Grade II listed buildings and the Scheduled Ancient Monument.	
Availability	The site is in multiple ownerships – but all owners are waste operators, and a restoration scheme is to be completed by 31 December 2021.	
Sustainability	The site is relatively isolated from existing settlements and is inaccessible to public transport and active travel modes. Development would impact on the significant net biodiversity gains from restoration of the site being realised and could adversely impact the protected ancient woodland to the northern part of the site.	

Site Characteristics and General Information	
Site Name	Land South of Hedgerley Lane
Address	Slade Farm Quarry, Hedgerley Lane, Hedgerley, Slough, SL2 3XD
LPA	Buckinghamshire Council
Site Size (Hectares)	Circa 12.1 ha
Ownership details	The Portman Estate Nominees
Aerial Image	
Site Description / Current Use	Quarry
Relevant Planning History	• CM/57/17 The extraction and processing of sand and gravel with restoration to agriculture using imported inert materials, the installation and use of mineral processing plant, a concrete batching plant and soil treatment plant, access onto Hedgerley Lane and ancillary buildings including a weighbridge, office, workshop and welfare facilities. Granted 11/12/2018 Condition 3 requires the restoration scheme for the site to be completed by 28 February 2031

Emerging/Adopted Planning Designations	South Bucks Local Plan – Proposals Map (2011) In the vicinity of the site  
	Buckinghamshire Minerals and Waste Local Plan 2016-2036 (2019)
Green Belt Assessment	Chiltern District Council & South Bucks District Council - Green Belt Assessment 2016

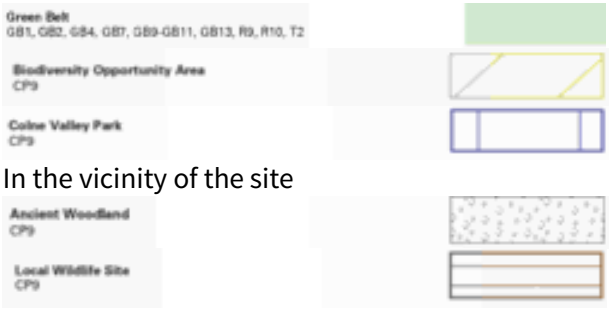
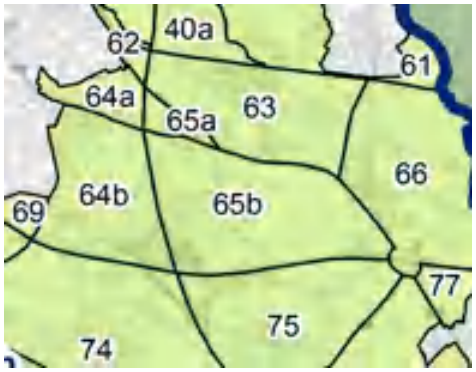
	General Area 59   Not identified for further (Part 2) assessment.
Actively Marketed?	No recent/current marketing identified
Physical Constraints	
Flood Zone	Zone 1 (Low probability)
Heritage Assets (inc. Listed Buildings and Scheduled Ancient Monuments)	None (Adjoins Grade II listed Hammer Cottage and Harp Cottage (SE)) 
Archaeological Constraints	No

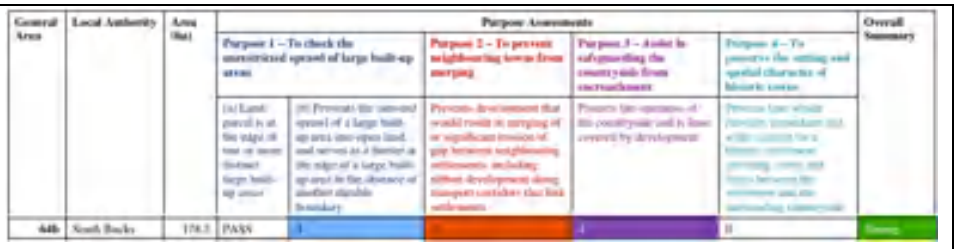
Air Quality Management Area	No
Tree and hedgerows (TPOs)	No
AONB	No
SSSI	No (but within SSSI Impact Risk Zone)
Local Nature Reserve	No
Land Contamination	
Conservation Area	No
Historic Park or Garden	No
Public Right of Way	No
Green Belt	Yes
Green/Open Space	Yes
Landscape Character Area	LCA 22.1 BEACONSFIELD MIXED USE TERRACE
Agricultural Land (Grade 1, 2 or 3a)	Grade 3
Other	
Technical Specification	
Proximity to electricity infrastructure	9.0 km to Iver Substation + 40% = 12.6 km The site is significantly beyond the 5km buffer 
Connection to fibre possible?	Yes. The site is close to an existing fibre cable

Is the Site Suitable, Available and Sustainable?

Criteria	Commentary	Red/Amber/Green
Suitability	The site is not vulnerable to flooding and is close to an existing fibre cable but is significantly beyond the 5km buffer for a viable power connection. The site is too small to accommodate the proposed development. It is located away from any existing settlements and has recently been identified within a wider parcel of land considered to make a strong contribution to the Green Belt and unsuitable for release. Large scale development also may cause harm to the setting of the nearby Grade II listed buildings and the Scheduled Ancient Monument on site.	
Availability	The site is an active quarry with a restoration scheme required to be completed by 28 February 2031 meaning development will not be able to be completed by October 2024.	
Sustainability	The site is relatively isolated from existing settlements and is inaccessible to public transport and active travel modes. Development would impact on the restoration of the site to provide agricultural land and the relatively small site size limits the opportunity to secure net biodiversity gain.	

Site Characteristics and General Information	
Site Name	Land South of Hollybush Lane
Address	Hollybush Lane, Land Restoration and Aggregate Recycling Facility, Tatling End, Denham, Bucks, UB9 4HF
LPA	Buckinghamshire Council
Site Size (Hectares)	Circa 23.5 ha
Ownership details	Dehan Hollybush Investments Ltd
Aerial Image	
Site Description / Current Use	Restoration scheme ongoing to restore former landfill site to agricultural land (Restoration period extended until 31/10/2022)
Relevant Planning History	• CM/0036/20 (County-level Application) *Planning Application made under Section 73 of the Town and Country Planning Act 1990 to vary Condition 2 (Time Limit) attached to Planning Consent CM/62/15 [to extend the end date for remediation and restoration to 31st October 2022]* Granted 13/01/2021 • CM/62/15 (County-level Application) *Variation of Conditions 4 & 8 attached to consent CM/43/14 to increase the hours of operation and number of vehicle movements for the proposed remediation and restoration of a former landfill*

Emerging/Adopted Planning Designations	South Bucks Local Plan –Proposals Map (2011)  In the vicinity of the site
Green Belt Assessment	Chiltern District Council & South Bucks District Council - Green Belt Assessment 2016 **General Area 65b** 

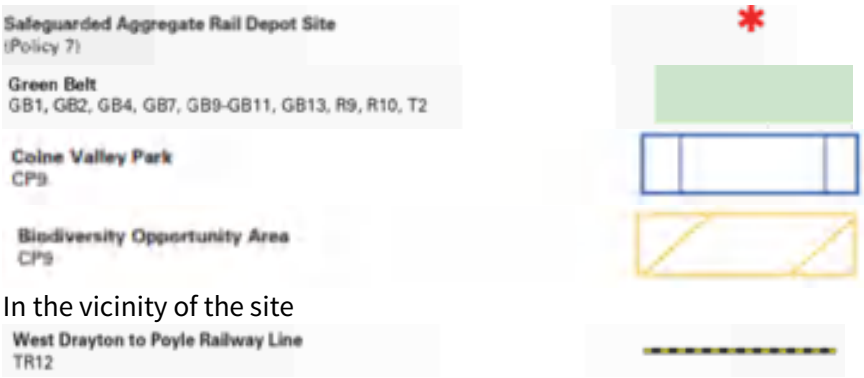
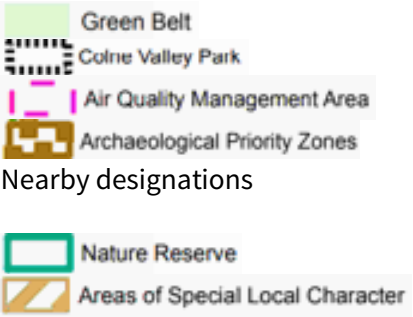
	 Not identified for further (Part 2) assessment.
Actively Marketed?	No recent/current marketing identified
Physical Constraints	
Flood Zone	Zone 1 (Low probability)
Heritage Assets (inc. Listed Buildings and Scheduled Ancient Monuments)	No
Archaeological Constraints	No
Air Quality Management Area	No
Tree and hedgerows (TPOs)	No
AONB	No
SSSI	No (but within SSSI Impact Risk Zone)
Local Nature Reserve	No
Land Contamination	Leachate (water percolated through soil) and gases harmful to the environment and of 'risk to human health' identified. This will be addressed through restoration of the site.
Conservation Area	No
Historic Park or Garden	No
Public Right of Way	Yes – to site boundaries (see below)

Green Belt	Yes
Green/Open Space	No
Landscape Character Area	LCA 22.3 TATLING END MIXED USE TERRACE
Agricultural Land (Grade 1, 2 or 3a)	Grade 3
Other	
Technical Specification	
Proximity to electricity infrastructure	2.9 km to Iver Substation + 40% = 4.06 km A new connection will need to cross major roads (M40 and A412)
Connection to fibre possible?	Yes. The site is close to an existing fibre cable
Is the Site Suitable, Available and Sustainable?	

Criteria	Commentary	Red/Amber/Green
Suitability	The site has suitable access to power and connectivity to fibre cables and is not at risk of flooding . However, it is too small to accommodate the proposed development. It is located some distance away from existing settlements and is not suitable for release from the Green Belt.	

Availability	The site is in single ownership and a restoration scheme is to be completed by 31 October 2022.	
Sustainability	The site is relatively isolated from existing settlements and is inaccessible to public transport and active travel modes. Development would impact on the restoration of the site to provide agricultural land and the relatively small site size limits the opportunity to secure net biodiversity gain.	

Site Characteristics and General Information	
Site Name	Link Park, Heathrow
Address	Link Park Heathrow, Thorney Mill Rd, West Drayton, UB7 7EZ
LPA	LB Hillingdon/Buckinghamshire (South Bucks area)
Site Size (Hectares)	Circa 4.73 ha
Ownership details	Link Park Heathrow LLP
Aerial Image	
Site Description / Current Use	Warehouse building (adjacent to off-site railway sidings), 2no. portacabin buildings. Former weighbridge office, former bungalow and electricity substation.
Relevant Planning History	73420/APP/2020/4268 *(Cross Borough Boundary Application) Outline planning application with the details of access, appearance, landscaping, layout and scale reserved for later determination. Demolition and redevelopment to comprise a data centre (Use Class B8 (Data Centre) or Sui Generis (Data Centre) of up to 55,000 sq.m (GEA) including ancillary offices, internal plant and equipment and substation. In addition to the above the Development may also include: car parking; provision of external plant and equipment and fuel storage; creation of servicing areas and provision of associated services, including waste, refuse, cycle storage and lighting; and for the laying out of the buildings; routes and open spaces within the development; realignment of railhead; all associated and ancillary works and operations including but not limited to: demolition; earthworks; and provision of attenuation infrastructure and engineering operations.* Received: 21 December 2020 – Under consideration

Emerging/Adopted Planning Designations	South Bucks Local Plan –Proposals Map (2011)  In the vicinity of the site **Hillingdon Local Plan Policies Map (2020)** 

Buckinghamshire Minerals and Waste Local Plan 2016-2036 (2019)

Safeguarded for Rail Aggregate Depot/Rail Waste Transfer Station
Recycled Aggregate/RAD

Emerging Policy

<u>Withdrawn (21 October 2020) Chiltern and South Bucks Local Plan 2036</u>

Draft Policy DM CP4 of the withdrawn Local Plan supported development within named existing industrial sites including Link Park subject to this reducing or not increasing the impact of HGV and other commercial vehicle movements locally. The draft Policy stated that *"Planning permission will be refused where additional heavy goods and other commercial vehicle traffic generated would adversely affect residential areas within the Ivers and Richings Park areas".*

<u>The Ivers Neighbourhood Plan: Submission Plan (August 2021)</u>

The Ivers Neighbourhood Plan Policies Map (Inset 3)

Policy IV16: Link Park Heathrow & Thorney Mill Sidings
Proposals for the redevelopment of land at Link Park Heathrow and the adjacent Thorney Mill Sidings, shown on the Policies Map, will be supported, provided:

i. <u>The use and operation of the site eliminates HGV movements from the outset;</u>

ii. All of the existing buildings, structures, the railhead infrastructure and other industrial features are demolished and removed from the site;

iii. <u>The location and design of the new buildings and structures are such that their height and bulk will not significantly harm the openness of the Green Belt</u>;

iv. The proposals include a Green and Blue Infrastructure Strategy that plans for:

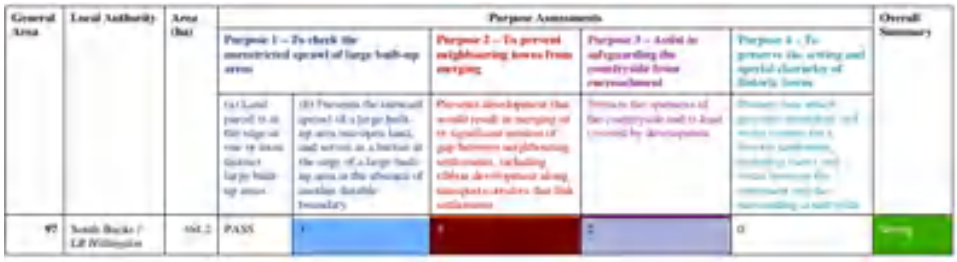
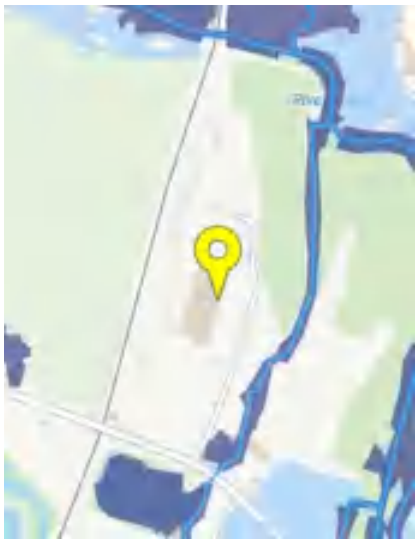
a. the retention of the existing planation of poplar trees in the centre of the site, with any necessary loss of trees along the site boundary to allow for building work and the erection of a new perimeter fence to be compensated for by new tree planting to obscure the fencing

b. the retention, and enhancement in line with Policy IV13, of the existing natural woodland on the eastern half of the site

c. the planting of the main site boundaries to obscure all existing new perimeter fencing

d. environmental improvements to the river corridor

e. provision of a new Public Right of Way or permissive path with a long term agreement to connect footpath IVE/21/3 to Maybey's Meadow Nature Reserve.

	v. a S106 agreement is made to include provision for the gifting of the natural woodland to an appropriate community-led or charitable body together with an endowment fund of a scale sufficient to enable its ongoing management, maintenance and access as part of the Colne Valley Regional Park in perpetuity.
Green Belt Assessment	Chiltern District Council & South Bucks District Council - Green Belt Assessment **General Area 97**  Not identified for further (Part 2) assessment.
Actively Marketed?	No. Owner is reviewing the potential to secure a data centre operator.
Physical Constraints	
Flood Zone	Zone 1 (Low probability) Adjoining the northern and eastern boundaries: Zone 2 (0.1% - 1.0%) / Zone 3 (>1%) 

Heritage Assets (inc. Listed Buildings and Scheduled Ancient Monuments)	No
Archaeological Constraints	Yes (within Archaeological priority area)
Air Quality Management Area	Yes - SBDC AQM Area No.2
Tree and hedgerows (TPOs)	No
AONB	No
SSSI	No (but within SSSI Impact Risk Zone)
Local Nature Reserve	No
Land Contamination	Possible contamination from industrial uses
Conservation Area	No
Historic Park or Garden	No
Public Right of Way	No
Green Belt	Yes
Green/Open Space	No
Landscape Character Area	LCA 26.3 COLNE VALLEY FLOODPLAIN
Agricultural Land (Grade 1, 2 or 3a)	N/A (Non-agricultural)
Employment Site Assessment	**Economic Development and Employment Topic Paper (Joint Chiltern and South Bucks Local Plan 2036) 2019** **Existing Employment sites appraised for protection or development** Town: Iver Site: Thorney Mill Road Street: Thorney Mill Road Area (ha): 10.1 Floorspace (sq.m): n/k Main Uses: Aggregates Green Belt?: Y Status in SPD (SBDC only): Evaluation by Consultant (where given): Suggested Status for Local Plan: Key site Actual Status in Local Plan: Key site Reason for Suggested Status: Important because of railhead Notes: Green Belt. Rail access

	Employment sites appraisals (2013) GL Hearn **Thorney Mill Road, Iver, UB7 7EZ** Quality of Site | Supporting Employment Levels | Key Employers | Supporting Knowledge-based Activities | Supporting New Business Start-Ups Employment Redevelopment Potential *"Thorney Mill Road is a large, single user site occupied by Aggregate Industries UK Ltd, a supplier of construction materials. It comprises a number of purpose-built structures relating to the businesses' activities as well as large areas used for open storage of building materials.* *This is an actively used aggregates site which benefits from rail access. Should the current activities cease the site would offer the potential for mixed use employment development."*
Other	
Technical Specification	
Proximity to electricity infrastructure	4.3km to Iver Substation + 40% = 6.02 km, A new connection will need to cross lakes, a mainline railway and the Grand Union Canal

Connection to fibre possible?	Yes. The site is close to an existing fibre cable.

Is the Site Suitable, Available and Sustainable?

Criteria	Commentary	Red/Amber/Green
Suitability	The site is too small to accommodate the proposals and the net developable area will be reduced further due to the vulnerability to flooding at the northern and eastern boundaries. There are numerous outstanding objections to the loss of the safeguarded rail depot site (including objections from Network Rail). It is understood that access to power cannot be secured.	
Availability	The site is in single ownership and it is understood that development of a (smaller scale) data centre is sought.	
Sustainability	The site comprises previously-developed land, but it has poor accessibility. Flood risks would need to be mitigated. There are numerous objections to the current planning application on environmental impact grounds	

Site Characteristics and General Information	
Site Name	Former Colnbrook Landfill Site
Address	Former Colnbrook Landfill Site, Sutton Lane, Slough SL3 8AB
LPA	Slough Borough Council
Site Size (Hectares)	Circa 39.4 ha
Ownership details	Biffa Waste Services Ltd
Aerial Image	
Site Description / Current Use	Agricultural grazing land (Former Landfill site, located North of A4, South of M4 and East of Sutton Lane)
Relevant Planning History	P/10033/015(A)(002) *Extension of existing compound and construction of a third landfill gas utilisation engine* Granted 21/01/2008 P/10033/014 *Re-engineering and rephasing of cells 14 and 15 to comply with statutory requirement for disposal of hazardous waste.* Refused 22/11/2005 Appeal allowed 06/03/2007 P/10033/012 *Variation of Condition 3 of P/10033/004 (2 March 2000) to revise the phasing scheme (P3/1073/5) and pre-settlement levels b (P3/1073/8) and to add 'unless otherwise agreed in writing by the Local Planning Authority'* Granted 17/11/2005 (Landfill gas plant and leachate treatment plant expected to be needed for 25 years) Granted 17/06/2005

	P/10033/009 *Variation of Condition no.46 of Planning Permission P/10033/005 to allow applicant (in providing a comprehensive rights of way link through the site) to provide staggered barriers in place of kissing gates at the junction of footpath 1 with the A4 and to dispense with kissing gates either side of haul road and at the junction of the permissive path with Little Sutton Lane* Granted 25/10/2001 P/10033/005 *Variation of Condition 45 of permission SBD82 18/92 to allow a further 6 years for restoration of site.* Granted 02/03/2000
Emerging/Adopted Planning Designations	<u>Local Plan for Slough - Proposals Map (2010)</u> Core Policy 1 identifies that *"A strategic gap will be maintained between Slough and Greater London"* and Core Policy 2 states that *"Development will only be permitted in the Strategic Gap between Slough and Greater London*

	and the open areas of the Colne Valley Park if it is essential to be in that location."
	New Local Plan for Slough 2016-2036 The Proposed Spatial Strategy Regulation 18 Consultation (November 2020) *16.1 The Colnbrook with Poyle ward is the largest area of undeveloped land in the Borough and the only part which borders London and Heathrow…* *16.3 The Slough Core Strategy (2008) identified this part of the Borough as having an important role in retaining a "Strategic Gap" between Slough and Greater London and so had a restraint policy which prevented development taking place unless it was "essential to be in that location". Core Policy 2 has been upheld by the Court of Appeal as intended to impose a "stringent test over and above ordinary Green Belt policy" to development than the "very special circumstances" test applied to Green Belt.* *16.4 As a result the Council has consistently refused commercial development or major infrastructure proposals, such as Strategic Rail Freight Interchanges, within the undeveloped areas, because of the adverse impacts that they would have.*
Green Belt Assessment	Not identified for Green Belt Release
Actively Marketed?	No recent/current marketing identified
Physical Constraints	
Flood Zone	Zone 1 (Low probability) Small area to South-eastern corner: Zone 2 (0.1% - 1.0%) / Zone 3 (>1%)
Heritage Assets (inc. Listed Buildings and	No

Scheduled Ancient Monuments)	
Archaeological Constraints	No
Air Quality Management Area	No. Site directly adjoins Slough AQMA No.1 & AQMA No.2
Tree and hedgerows (TPOs)	Trees to site boundaries
AONB	No
SSSI	No
Local Nature Reserve	No
Land Contamination	No. (Restoration of site involved removal of gas and leachates)
Conservation Area	No
Historic Park or Garden	No
Public Right of Way	Yes
Green Belt	Yes
Green/Open Space	No
Landscape Character Area	Within "Colnbrook with Poyle Strategic Gap"
Agricultural Land (Grade 1, 2 or 3a)	Grade 1
Other	
Technical Specification	
Proximity to electricity infrastructure	6.1km to Iver Substation + 40% = 8.54 km The site is beyond the 5km buffer

Connection to fibre possible?	Yes. The site is close to an existing fibre cable.

Is the Site Suitable, Available and Sustainable?

Criteria	Commentary	Red/Amber/Green
Suitability	The site is close to an existing fibre cable and has access to power despite being beyond the 5km buffer. It is designated as Green Belt and within an area identified to be preserved as part of a "strategic gap" between settlements.	
Availability	The site is in single ownership and unoccupied.	
Sustainability	The site is close to the existing settlement boundary and not subject of any significant environmental or ecological constraints – with flood risk only impacting a very small part of the site. However, as the site has been restored to greenfield status and the site size is likely to limit any opportunities to deliver net biodiversity gain for the required quantum of development for the proposal.	

Site Characteristics and General Information	
Site Name	Former Akzo Nobel Site, Slough
Address	Former Akzo Nobel Site, Uxbridge Road, Slough SL2 5NT
LPA	Slough Borough Council
Site Size (Hectares)	Circa 12.7 ha
Ownership details	Pannatoni UK Limited
Aerial Image	
Site Description / Current Use	Former paint manufacturing facility (general industrial and R&D uses), partially occupied for general industrial use. The site is bordered to the south by the railway line and to the west by Wexham Road. Part of the Site adjoins the Grand Union Canal the North, and the north easternmost section is bordered by the Uxbridge Road.
Relevant Planning History	• Land at Former Akzo Nobel Site P/00072/096 - Granted 19/11/2020 *Outline planning application (to include matter of principal points of access), to be implemented in phases, for mixed use development comprising:* *a) Demolition of existing buildings and structures and preparatory works (including remediation) and access from Wexham Road;* *b) up to 1,000 residential dwellings (Use Class C3); along with flexible commercial uses including all or some of the following use classes A1 (Shops), A2 (Financial and Professional Services), A3 (Food and Drink), D1 (Non-residential Institutions) and D2 (Assembly and Leisure); car parking; new public spaces, landscaping; vehicular and pedestrian access; and* *c) the provision of commercial floorspace including all or some of the following use classes B2 (General Industry), B8 (Storage or Distribution) and sui generis data centre (including ancillary office space and*

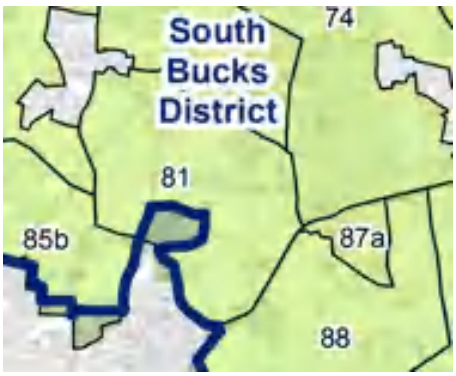
	associated plant and infrastructure provision); car parking, landscaping and vehicular and pedestrian access. *(Matters of Scale, Layout, Appearance, and Landscaping to be dealt with by reserved matters).*
Emerging/Adopted Planning Designations	Local Plan for Slough - Proposals Map (2010)
	The Proposed Spatial Strategy Regulation 18 Consultation (November 2020) Paragraph 13.81 *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.*
Green Belt Assessment	N/A
Actively Marketed?	Not known
Physical Constraints	
Flood Zone	Zone 1 (Low probability)
Heritage Assets (inc. Listed Buildings and	No

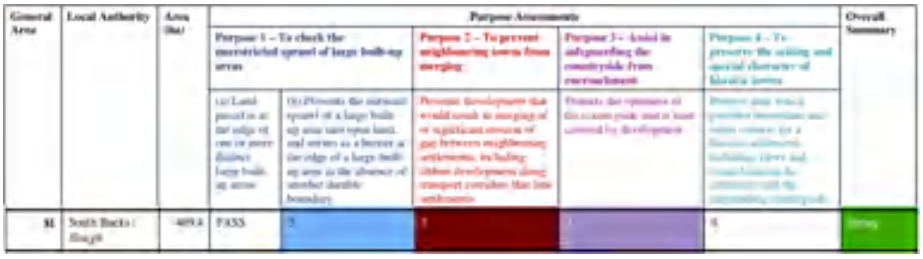
Scheduled Ancient Monuments)	
Archaeological Constraints	No
Air Quality Management Area	No
Tree and hedgerows (TPOs)	No
AONB	No
SSSI	No
Local Nature Reserve	No
Land Contamination	Possible land contamination from industrial uses
Conservation Area	No
Historic Park or Garden	No
Public Right of Way	No
Green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

Is the Site Suitable, Available and Sustainable?

Criteria	Commentary	Red/Amber/Green
Suitability	The site is close to an existing fibre cable and access to power should be possible despite being beyond the 5km buffer. 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.	
Availability	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.	
Sustainability	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.	

Site Characteristics and General Information	
Site Name	Wexham Springs
Address	Wexham Springs, Framewood Road, Wexham, SL3 6PJ
LPA	Buckinghamshire Council (South Bucks Area)
Site Size (Acres)	Circa 15.2ha
Ownership details	Wexham Springs Management Co and others
Aerial Image	
Site Description / Current Use	Part previously developed land/ part greenfield site comprising Business Park (4no. 3-storey office buildings), open car parking area, playing fields and a number of (TPO protected) trees.
Relevant Planning History	• S/91/0573/OO – Outline – Granted 23/09/1995 95/00290/REM - Reserved matters - Granted 28/06/1995 *Redevelopment comprising the construction of 115,000 sq ft of class B1 business use, together with access roads, parking and landscaping.* • 97/00407/RC – Granted 20/06/1997 *Relaxation of condition no. 12 of planning permission s/91/0573/OO to allow continued use of access serving Dogkennel Wood from Rowley Lane.* • 06/01031/FUL – Refused –Appeal dismissed *Single storey front extension to "Furzeney Building"*

Emerging/Adopted Planning Designations	South Bucks Local Plan –Proposals Map (2011) In the vicinity of the site
Green Belt Assessment	**Chiltern District Council & South Bucks District Council - Green Belt Assessment 2016** **General Area 81** 

	 Whilst part of the land parcel was identified for further (Part 2) assessment (as RSA-25) this sub-area does not include the site.
Actively Marketed?	2no. buildings , 2no. buildings leases set to expire/can be terminated in 2022/23 The site has been actively marketed by Knight Frank. A preferred party has been selected with the sale conditional on planning permission for a data centre being secured.
Physical Constraints	
Flood Zone	1 (Low probability)
Heritage Assets (inc. Listed Buildings and Scheduled Ancient Monuments)	Grade II listed Corn King and Spring Queen sculpture (Grade II listed Burners Cottage adjoins site (SE))
Archaeological Constraints	Wexham Springs (park/garden) & Fulmer Grange (park/garden) Archaeological Notification Areas
Air Quality Management Area	No
Tree and hedgerows (TPOs)	SBDC TPO NO 24, 1995

AONB	No
SSSI	No (but within SSSI Impact Risk Zone)
Local Nature Reserve	No
Land Contamination	No significant sources of contamination identified
Conservation Area	Framewood Road Conservation Area (entire site)
Historic Park or Garden	N/A
Public Right of Way	None
Green Belt	Yes
Green/Open Space	Playing fields
Landscape Character Area	LCA 24.2 FARNHAM AND STOKE COMMON WOODED TERRACE
Agricultural Land (Grade 1, 2 or 3a)	Grade 3 / other land primarily in non-agricultural use
Employment Site Assessment	**Economic Development and Employment Topic Paper (Joint Chiltern and South Bucks Local Plan 2036) 2019** **Existing Employment sites appraised for protection or development** **Employment sites appraisals (2013) GL Hearn**

Town	Site	Street	Area (ha)	Floorspace (sq.m)	Main Uses	Green Belt?	Status in SPD (SBDC only)	Evaluation by Consultant (where given)	Suggested Status for Local Plan	Actual Status in Local Plan	Reason for Suggested Status	Notes
Wexham	Wexham Springs	Framewood Road	12	32604	Office	Y	important		Strategic site	Strategic site	High quality site in desirable location	Green belt

	  "The site provides high quality Grade A office accommodation in an attractive setting. We would expect the vacant unit, in time will attract a new occupier. The current occupiers are of high value, operating in key sectors. *The Green Belt constraints limit any further expansion, however due to the setting and quality of the existing buildings, it is not envisaged that the site provides further development potential in the short to medium term."*
Other	Existing employment floorspace protected (by Policy CP10) - A prolonged period of unsuccessful marketing is required, and consideration of complementary employment uses is sought.
Technical Specification	
Proximity to electricity infrastructure	4.8 km to Iver Substation + 40% = 6.72km It is understood that the required power supply to the site is likely to be made available by late 2026/early 2027.
Connection to fibre possible?	Yes. The site is close to an existing fibre cable. It is understood that that the anticipated connection date for a connection is late 2025/early 2026

Is the Site Suitable, Available and Sustainable?

Criteria	Commentary	Red/Amber/Green
Suitability	The site is in a reasonably accessible location, but is too small to accommodate the proposed development and the extensive tree cover (including TPO protected trees) extends to circa 30% of the site and reduces the net developable area further. The site is a protected employment site.	
Availability	The site will be vacant and available for redevelopment by 2022/23, however an exclusivity agreement is in place for a preferred purchaser, with the sale of the site subject to planning permission being granted.	
Sustainability	The small site size, combined with the large areas of open land and extensive tree cover mean that there are limited opportunities to deliver net biodiversity gain for the required quantum of development for the proposal.	

Site Characteristics and General Information	
Site Name	SIFE
Address	Land to the north of the A4 (Colnbrook Bypass) - Proposed Slough International Freight Exchange (SIFE)
LPA	Slough Borough Council
Site Size (Hectares)	Circa 58.7 ha
Ownership details	Goodman Logistics Development (UK) Ltd and Slough Borough Council (Site also includes 2 small land parcels adjacent to the M4 owned by the Secretary of State for Transport)
Aerial Image	
Site Description / Current Use	Former gravel site restored to pasture (for horse grazing) between the M4 motorway to the north and the A4 Colnbrook Bypass to the south. The M25 motorway is some 500 metres (m) to the east.
Relevant Planning History	• Outline Application ref: P/14961/000 *Construction of a rail/road freight interchange comprising an inter-model terminal and Class B8 distribution units, to include associated landscaping, access, parking and servicing areas. Lorry parking and facilities. Creation of two vehicular accesses of A4. Associated engineering operations.* Refused. 08/09/2011. Secretary of State recovered appeal refused 12/07/2016 *"Irreparable harm would be caused to this very sensitive part of the Green Belt. The benefits of the scheme do not clearly overcome the harm and so "very special circumstances" do not exist to justify the development."*

Emerging/Adopted Planning Designations	<u>Local Plan for Slough - Proposals Map (2010)</u> Green Belt CP1, CP2 Strategic Gap CP1, CP2 Area Liable to Flood CP8 Colne Valley Regional Park CP2, GC1 Linear Park CP2, CG2 <u>Adjoining designations</u> Site Specific Allocation SSA 25 Old Slade Lake, Orlits Lake and Colnbrook West, Lakside Road Non- statutory Informal nature reserve Current use(s): None – former gravel pit Objectives: Enhance biodiversity Site Planning Requirements: Encourage habitat enhancement and/or creation Ensure public access if appropriate is managed to ensure it does not have a negative impact on biodiversity Background: A semi natural habitat has evolved around the edges of these former gravel pits. There is no formal public access. Old Slade used to be a nature reserve many years ago. There is scope for them to be managed for wildlife to enhance their value and hopefully create a long term nature reserve with some public access. Their location in the Colne Valley Regional Park but close to intense urban activity means they are a valuable wildlife haven and wildlife link between the north and south parts of the Park. The expanse of open water is unusual in Slough and can bring in bird life not otherwise seen. Existing Business Areas CP5, EMP6, EMP8, EMP9, EMP10, EMP12

	Berkshire Waste local Plan (1998) [redacted] **SITE PLANNING REQUIREMENTS** **(i) General** Use of the site for the recycling of inert and non-inert waste and for green waste composting would be acceptable on a temporary basis, pending the construction of the rail aggregates depot. Any application for the establishment of temporary waste management facilities at the site, or for the subsequent renewal of any temporary permission which may be granted, would be considered having regard (among other things) to the prospects at that time for the construction of the rail depot. The initiation or continuation of waste management uses on the site would not be appropriate if for any reason the rail depot proposal were abandoned.
	<u>New Local Plan for Slough 2016-2036</u> <u>The Proposed Spatial Strategy Regulation 18 Consultation (November 2020)</u> *16.1 The Colnbrook with Poyle ward is the largest area of undeveloped land in the Borough and the only part which borders London and Heathrow…* *16.3 The Slough Core Strategy (2008) identified this part of the Borough as having an important role in retaining a "Strategic Gap" between Slough and Greater London and so had a restraint policy which prevented development taking place unless it was "essential to be in that location". Core Policy 2 has been upheld by the Court of Appeal as intended to impose a "stringent test over and above ordinary Green Belt policy" to development than the "very special circumstances" test applied to Green Belt.* *16.4 As a result the Council has consistently refused commercial development or major infrastructure proposals, such as Strategic Rail Freight Interchanges, within the undeveloped areas, because of the adverse impacts that they would have.*

Green Belt Assessment	Not identified for Green Belt Release
Actively Marketed?	No known marketing
Physical Constraints	
Flood Zone	Zone 1 (Low probability) Zone 2 (0.1% - 1.0%) / Zone 3 (>1%)
Heritage Assets (inc. Listed Buildings and Scheduled Ancient Monuments)	No
Archaeological Constraints	No
Air Quality Management Area	No.
Tree and hedgerows (TPOs)	The site is bordered by trees and adjoins Old Wood (woodland comprising mature and self-seeded trees) to the North East.
AONB	No
SSSI	No (but within SSSI Impact Risk Zone)
Local Nature Reserve	No
Land Contamination	Landfill, leachates and landfill gas requires mitigation.
Conservation Area	No
Historic Park or Garden	No

Public Right of Way	Yes
Green Belt	Yes
Green/Open Space	No
Landscape Character Area	Within "Colnbrook with Poyle Strategic Gap"
Agricultural Land (Grade 1, 2 or 3a)	Grade 1
Other	
Technical Specification	
Proximity to electricity infrastructure	6.1 km to Iver Substation + 40% = 8.54 km The site is beyond the 5km buffer
Connection to fibre possible?	Yes. The site is close to an existing fibre cable.
Is the Site Suitable, Available and Sustainable?	

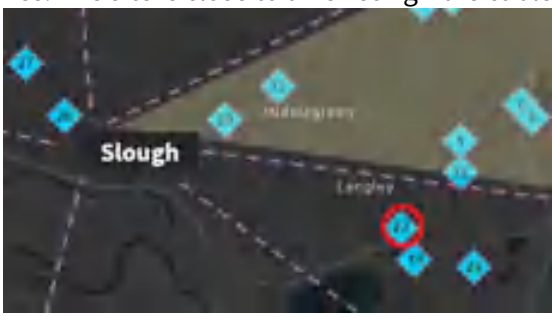
Criteria	Commentary	Red/Amber/Green
Suitability	The site is close to an existing fibre cable and access to power should be possible despite being beyond the 5km buffer. Although the site is irregular in shape this is not a significant barrier to	

	development as it is large enough to accommodate the proposals, within a reduced developable area (that excludes the “rail arc” to the North). However, development of the site would prevent the delivery of a rail depot on the adjoining land. Extensive areas of the site are vulnerable to flooding and it is designated as Green Belt and within an area identified to be preserved as part of a “strategic gap” between settlements. A recent Secretary of state decision refused to grant permission for rail/road freight interchange on the site due to unacceptable impact to the green belt. A hyperscale data centre on the site is unlikely to have materially less impact to justify approval.	
Availability	The site is unoccupied. Although in multiple ownerships, there would appear to be potential to align interests in order to secure development.	
Sustainability	Whilst the site has been restored to greenfield use, its size would appear to be sufficient to enable net biodiversity benefits to be realised. Although the site’s vulnerability to flooding is a concern, there would appear to be sufficient net developable area to accommodate the proposals and incorporate suitable flood mitigation measures to adequately reduce flood risk.	

Site Characteristics and General Information	
Site Name	Axis Park, Hurricane Way
Address	Axis Park, Hurricane Way, Langley, Slough SL3 8AG
LPA	Slough Borough Council
Site Size (Hectares)	Circa 17.5ha
Ownership details	SEGRO
Aerial Image	
Site Description / Current Use	Business Park containing office block (the Curve) the Heathrow Worldwide Distribution Centre and 6no. industrial units.
Relevant Planning History	P10343 *Outline. Planning permission for Erection of offices (B1a) warehousing (B8) industrial units (B2)* Granted 23/06/1998 P10343/002 *Approval of reserved matters under Condition nos. 1 and 2 of P/10343/000 dated 23rd June 1998 for a single storey building (Class B8 and B2 use) (warehouse distribution or general industrial) and access road.* Granted 15/06/1999 P10343/003 *Approval of reserved matters under Condition nos. 1 and 2 of P/10343/000 dated 23rd June 1998 for erection of 2no. single storey buildings for use as 3no. industrial (Class B2) or storage/distribution (Class B8) units and formation of access road extension (amended plans dated 19/04/99, 06/07/99 and 27/07/99* Granted 29/07/1999

	P/10343/006 *Approval of reserved matters (siting, design, external appearance, means of access and landscaping) under Condition nos. 1 and 2 of planning permission P110343 dated 23.06.98. Erection of 2no. three storey B1a (office) building (with plant room over) and 1 no. part two, part single storey B2 (general industrial) or B8 (storage/distribution) uses* Granted 05/05/2000 P/10343/028 *Application for certificate of lawfulness to determine if the existing use of the land [to the southern end of Axis Park] for parking with 359 spaces is lawful.* Granted 10/09/2013
Emerging/Adopted Planning Designations	Local Plan for Slough - Proposals Map (2010) Existing Business Areas CP5, EMP6, EMP8, EMP9, EMP10, EMP12 Adjoining designations Public Open Space / Allotments CP2, OSC1, OSC9
Green Belt Assessment	**N/A**
Actively Marketed?	No. A number of long leases prevent the site coming forward.
Physical Constraints	
Flood Zone	Zone 1 (Low probability)

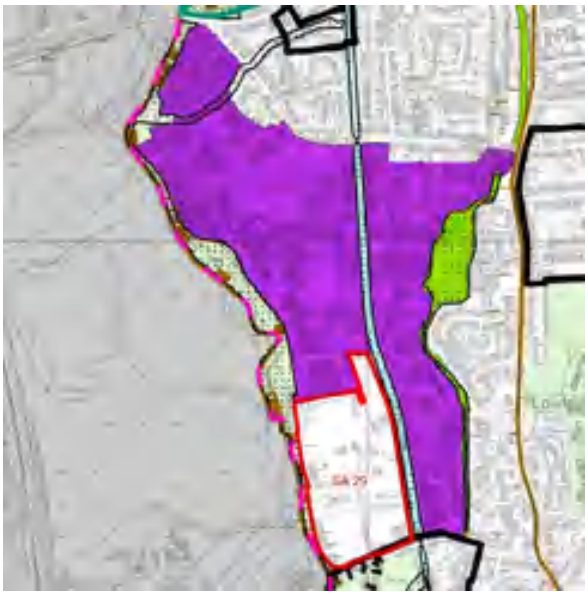
Heritage Assets (inc. Listed Buildings and Scheduled Ancient Monuments)	No. Site is in close proximity to Grade II listed Sutton Court Farmhouse and Grade II listed 'Old Timbers'
Archaeological Constraints	None
Air Quality Management Area	Site is partially within Slough AQMA No.1
Tree and hedgerows (TPOs)	None
AONB	No
SSSI	No
Local Nature Reserve	No
Land Contamination	No significant sources of contamination identified
Conservation Area	No.
Historic Park or Garden	N/A
Public Right of Way	Yes
Green Belt	No
Green/Open Space	No

Landscape Character Area	N/A (Urban land)
Agricultural Land (Grade 1, 2 or 3a)	N/A (Urban land)
Employment Site Assessment	No
Other	Core Strategy - Core Policy 5 states *"There will be no loss of the defined Existing Business Areas to non-employment generating uses, especially where this would reduce the range of jobs available",* however Policy EMP10 (Axis Park) in the Local Plan (2004) has not been 'saved' for continued use.
Technical Specification	
Proximity to electricity infrastructure	5.8 km to Iver Substation + 40% = 8.12 km The site is beyond the 5km buffer
Connection to fibre possible?	Yes. The site is close to an existing fibre cable. 
Is the Site Suitable, Available and Sustainable?	

Criteria	Commentary	Red/Amber/Green
Suitability	The site is in accessible location is not vulnerable to flooding and is close to an existing fibre cable. Access to power should be possible despite being beyond the 5km buffer. However, the site is too small to accommodate the proposed development.	

Availability	Although in single ownership the site comprises a number of tenanted units which all would need to be vacated.	
Sustainability	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.	

Site Characteristics and General Information	
Site Name	West London Industrial Park, Iver Lane
Address	West London Industrial Estate, Iver Lane, Uxbridge, UB8 2JE.
LPA	London Borough of Hillingdon
Site Size (Hectares)	Circa 28.3ha
Ownership details	Paul Greye (Private individual)
Aerial Image	
Site Description / Current Use	Industrial park with Class B2/B8 industrial units, open storage and (Sui Generis) commercial vehicle hire facility
Relevant Planning History	751/APP/2020/885 *Retrospective application to regularise change of use from general industrial, warehouse and distribution facility (Use Class B2/B8) to commercial vehicle hire facility (Sui Generis)* Granted 12/03/2020 751/APP/2015/3814 *Retention of existing detached building and use of site and building for storage of cars* Granted 13/10/2015 751/APP/2015/871 *Variation of condition 5 of planning permission Ref: 751/APP/2014/3294 to allow an increase in the number of vehicle movements from 12 to 22* Granted (on appeal)14/06/2016 751/APP/2014/3294 *Change of use to storage and distribution (Class B8) in connection with the storage of liquid petroleum gas (LPG). Siting of 3 storage containers and modular building* Granted (on appeal)14/06/2016

	751/APP/2009/2721 *(Northern Part of the Former Cape Boards Site Iver Lane Cowley)* *Marking out on existing tarmac of 25 lorry parking spaces (Application for a Certificate of Lawful Development for a Proposed Development)* Granted (on appeal) 29/12/2010 751/APP/2009/674 *(Northern Part of the Former Cape Boards Site Iver Lane Cowley)* *Alteration to depot's existing heavy good vehicle and lorry parking layout to provide a total of 25 spaces for overnight parking (amendment to Planning Permission 751/APP/2007/3244)* Granted 20/04/2010 751/APP/2007/3244 *Permanent erection of four portacabins for ancillary office and staff welfare facilities, cladding & netting of the existing building, erection of 7m high chain link fencing (western and southern boundary), associated car parking and ancillary site works including the installation of various associated plant machinery.* Granted 22/01/2008
Emerging/Adopted Planning Designations	**Hillingdon Local Plan Policies Map (2020)** Strategic Industrial Location Site Allocations, Minerals and Transport Designations Archaeological Priority Zones 

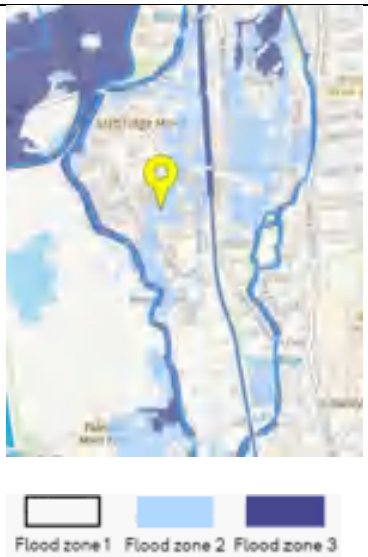
POLICY SA 29: Cape Boards Site, Iver Lane, Cowley

Given the location and surrounding land uses it is considered suitable for residential-led mixed use redevelopment. The key development principles are as follows:

- 20% of the site (2.5 hectares) should accommodate a mix of commercial uses including B1, B2 and B8 development;
- The site is not considered suitable for access by heavy goods vehicles;
- 70% of the site (9 hectares) should accommodate residential uses;
- 10% (1.5 hectares) should accommodate publicly accessible open space;
- Higher densities should be located adjacent to the canal;
- Development proposals should incorporate canal side improvements to be agreed with the Council; and
- Proposals should not prejudice the proposed waste related use to the north east of the site.

Site name	Cape Boards Site, Iver Lane, Cowley
Ward	Uxbridge South
Location	Iver Lane, Cowley
Area (ha/sqm)	8.6 ha
PTAL Rating	1a, 1b
Former UDP Designations	Industrial Business Area; adjacent to Conservation Area
New Designation	Colne Valley Archaeological Priority Zone
Existing Use	Storage facility
Relevant Planning History (Most recent)	Planning applications associated with the commercial operation of the site.
Proposed Development	Residential-led mixed use redevelopment
Proposed Number of Units	315
Existing Units	0
Net Completions	315 units
Infrastructure Considerations and Constraints	Site is within close proximity to North Hyde sub-station and new buildings should not be located beneath power lines. Drainage infrastructure likely to be required. Site specific proposals should be discussed with National Grid and Thames Water at the earliest possible stage. Further infrastructure considerations to be negotiated as part of any future planning application.
Flood risk	Flood Zone 1
Contamination	Potentially contaminated land due to former land use. Land remediation may be required.
Indicative Phasing	2021-2026
Other Information	Potential issues of flooding on the site.

Green Belt Assessment	N/A
Actively Marketed?	No, but understood to be open to unconditional bids.
Physical Constraints	
Flood Zone	Zone 1 (Low probability) Zone 2 (0.1% - 1.0%)

	
Heritage Assets (inc. Listed Buildings and Scheduled Ancient Monuments)	No. Site is in close proximity to the Grade II listed Church of St John (North), the Shovel Inn and the Bridge over the Grand Union Canal adjoining the Shovel Inn (South)
Archaeological Constraints	Archaeological Priority Zone
Air Quality Management Area	Yes. Hillingdon AQMA
Tree and hedgerows (TPOs)	None
AONB	No
SSSI	No
Local Nature Reserve	No
Land Contamination	Possible contamination from industrial uses and former asbestos factory on site.
Conservation Area	No.

Historic Park or Garden	No
Public Right of Way	Public rights of way to site boundaries
Green Belt	No
Green/Open Space	No
Landscape Character Area	N/A (Urban land)
Agricultural Land (Grade 1, 2 or 3a)	N/A (Urban land)
Employment Site Assessment	No. Latest assessment (2014) proceeds to 2020 Local Plan
Other	The Local Plan Part 2 -Development management identifies at Policy DME 1: that *"The Council will support employment proposals in Strategic Industrial Locations (SILs) - Preferred Industrial Locations (PIL) or Industrial Business Parks (IBP) - in accordance with relevant policies in the London Plan."*
Technical Specification	
Proximity to electricity infrastructure	The centre of the site is 1.1 km to Iver Substation + 40% = 1.54 km

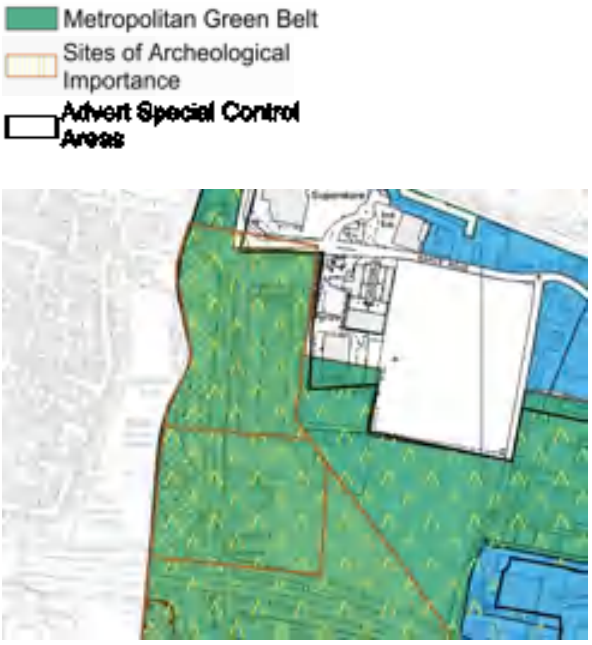
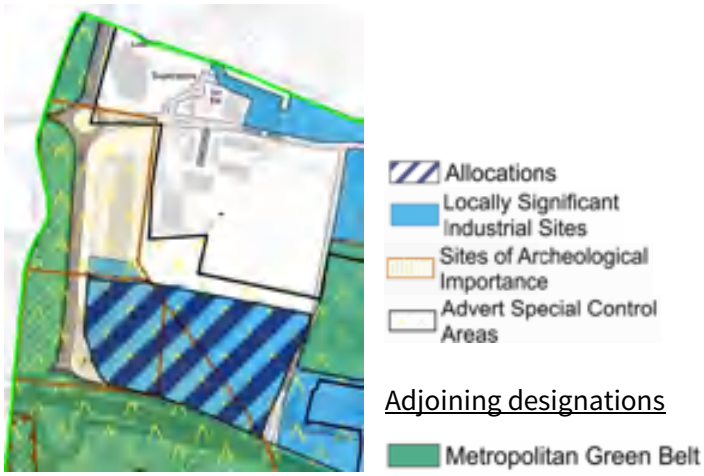
Connection to fibre possible?	Yes. The site is close to an existing fibre cable.

Is the Site Suitable, Available and Sustainable?

Criteria	Commentary	Red/Amber/Green
Suitability	The site is in an accessible location close to an existing fibre cable and has good access to power. However, it is at risk of flooding. The irregular shape reduces the net developable area. The site is designated as a Strategic Industrial Location – and total redevelopment would require relocation of all existing businesses.	
Availability	The site is in single ownership, but the northern part of the site contains a number of tenanted units which all would need to be vacated.	
Sustainability	The site comprises previously developed land within the existing settlement boundary with no ecological constraints. It is able to provide access via public transport and active transport modes. However, flood mitigation measures would be required for development.	

Site Characteristics and General Information	
Site Name	Western International Market
Address	Western International Market, 7 Christopher Rd, Hounslow, Southall UB2 5YG
LPA	London Borough of Hounslow
Site Size (Hectares)	Circa 34.5ha
Ownership details	London Borough of Hounslow / Costco / Virtus Hayes Limited/ Glasgow City Council / BBC Pension Trust Limited
Aerial Image	
Site Description / Current Use	Wholesale market, retail warehouse club 2no. data centres, industrial units, construction and demolition waste recycling facility concrete batching plant and open land.
Relevant Planning History	<u>Western International Market</u> 01032/E/P25 (P/2004/3632**)** *New wholesale horticultural market with offices, food wholesale facilities, loading bays, storage areas, associated buildings, ancillary facilities and surface car parking. Provision of public weekend market. Development of an employment building (B1, B2, and B8 uses) with associated car parking, loading and access* Granted 08/03/2006 <u>Market Trading Estate</u> 01463/1/P1 (P/2011/2698) *Change of use of Unit 1 from Class B8 (storage and distribution) to workshop within Class B2 (general industry) for servicing and mechanical repair of motor vehicles and MOT testing* Granted 07/12/2011 01463/4/P2 (P/1999/0785) *Change of use from light industrial(B1) to storage and distribution (class B8) incorporating new entrance door and internal office extension* Granted 11/05/1999

	<u>Trade City</u> 00580/7-9/P1 (P/2016/0971) *[Units 7-9] Change of use from mixed use (B1/B2/B8) of three units to a single unit in B8 use. Building to be used as a data storage centre with ancillary office accommodation. Addition of cladding and plant and equipment to elevations.* Granted 23/02/2017 01032/E/P38 *Erection of a warehouse club (13,006 sqm) to include provision for tyre installation, sales and other associated facilities as well as associated landscaping and car parking provision.* Granted 11/07/2013 01032/E/P35 (P/2011/3272) *Erection of a 15,893 sq.m, three storey data centre warehouse with associated parking, single storey gatehouse, new access road, & access onto Hayes Road* Granted 29/03/2012 01032/E/P36 (P/2012/0956) *Proposed construction of Trade City development to comprise of 9 self-contained units B1/B2/B8 use and associated works.* Granted 19/092012 <u>Land South of Western International Market</u> 01032/E/P49 (P/2020/4001) *The extraction of Sand and Gravel, Importation and Recycling of Secondary Aggregate including the installation and operation of an aggregate processing plant with ancillary buildings and associated parking, including the creation of new vehicular access, and progressive Restoration to Agricultural Land.* Under consideration 01032/E/P48 (P/2020/2769) *Erection of construction and demolition waste recycling facility, concrete batching plant and associated weighbridge, weighbridge office, site office and welfare facilities, storage bays, substation, car and HGV parking and other ancillary structures, and use of land for fleet parking (works applied for retrospectively). Consent sought for temporary period ending 21 December 2027.* Granted (05/08/2021) subject to a Legal Agreement (yet to be completed) 01032/E/P44 *Erection of a construction and demolition waste recycling facility, concrete batching plant and associated weighbridge, weighbridge office and welfare facilities, storage bays, car and HGV parking and use of the land for fleet parking. Consent is sought for three years.* Granted 19/01/2018

Emerging/Adopted Planning Designations	<u>Hounslow Local Plan 2015-2030 (2015) Policies Map</u> 
	<u>Hounslow Local Plan reviews (2020) Submission Proposals Map</u>  <u>Site Allocation 77: Land South of Western International Market</u> *Land South West of Western International Market will be utilised for mineral extraction, with redevelopment to industrial uses in the long term.* <u>West of Borough – Local Plan review - Regulation 19 Version (2019)</u> Draft Policy WOB1: Employment Growth – proposes to safeguard the function, attractiveness and competitiveness of the Strategic Industrial Location (SIL), Locally Significant Industrial Site (LSIS) and Key Existing Office Locations (KEOL) in the West of Borough and their ability to support employment functions and requires proposals to result in no net loss of industrial floorspace.

Green Belt Assessment	Hounslow Green Belt Review Stage 2 Final Report (2019) **Site SA-1a** Categorisation & Recommendation The sub-area performs moderately against NPPF purposes and makes a less important contribution to the wider Green Belt. If the sub-area is released, it would result in the designation of a stronger boundary compared to the existing inner Green Belt boundary. Recommended for further consideration, as RA-1a. [illegible] London Borough of Hounslow Local Plan Reviews: Green Belt Background Paper (incorporating Exceptional Circumstances Report) (2019) On balance, the Council considers that exceptional circumstances are demonstrated justifying Green Belt release at this location for employment development, subject to development avoiding any harm to site constraints identified, having regard to the implications of Heathrow expansion where necessary and meeting other key development requirements. Such requirements will be set out in the allocation policy for the site in the plan.
Actively Marketed?	No active marketing
Physical Constraints	
Flood Zone	Zone 1 (Low probability)
Heritage Assets (inc. Listed Buildings and Scheduled Ancient Monuments)	Yes. The grade II listed Brentford Fountain is located on site
Archaeological Constraints	Yes. Archaeological Priority Zone identified on Proposals map extract.

Air Quality Management Area	Yes. Hounslow AQMA
Tree and hedgerows (TPOs)	None
AONB	No
SSSI	No
Local Nature Reserve	No
Land Contamination	Not known.
Conservation Area	No.
Historic Park or Garden	No
Public Right of Way	None
Green Belt	Yes
Green/Open Space	No
Landscape Character Area	N/A (Urban land)
Agricultural Land (Grade 1, 2 or 3a)	N/A (Urban land)
Employment Site Assessment	Strategic Employment Background Paper (Submission stage) 2020 Land south of Western International Market, Cranford *Potential for extension to the Market Trading Estate identified in the ELR [Employment land Review] (Cluster 1034, see Table 5.17 on p80). Designate as an LSIS (with development taking place following completion of minerals extraction on the site) or SIL. Exceptional circumstances demonstrated justifying release from the Green Belt. Site to be allocated for industrial development and land designated as LSIS.*
Other	
Technical Specification	
Proximity to electricity infrastructure	The centre of the site is 8.3 km to Iver Substation + 40% = 11.62 km

Connection to fibre possible?	Yes. The site is close to an existing fibre cable.

Is the Site Suitable, Available and Sustainable?

Criteria	Commentary	Red/Amber/Green
Suitability	The site is in accessible location is close to an existing fibre cable and is not at risk of flooding. However, it includes a number of active businesses – including 2no. data centres only recently built. Therefore, the net developable area is too small to accommodate the proposals. The site is beyond the 10km buffer for provision of a viable power connection within a reasonable period.	
Availability	The site is in multiple ownerships, with a number of tenants. Gravel extraction to the southern part of the site is scheduled to continue until at least 21 December 2027.	
Sustainability	The site is partly within developed land within the existing settlement boundary with no ecological constraints and is able to provide access via public transport and active transport modes. The southern part of the site is proposed to be released from the green belt to facilitate expansion of employment development.	

Site Characteristics and General Information	
Site Name	East of Twinches Lane
Address	Slough Retail Park, Bath Rd, Slough SL1 5AL
LPA	Slough Borough Council
Site Size (Hectares)	Circa 6.7ha
Ownership details	Cube Real Estate (Retail Park)/Various
Aerial Image	
Site Description / Current Use	Slough Retail Park, Eden Girls School, America Golf retail outlet, 6no. office building/ 2no. industrial units
Relevant Planning History	P106651/086 *Variation of Condition no.9 of Planning Permission P106651/075 dated 18-Oct-2013 for." to allow for extending commercial deliveries visiting the site outside from the hours of 08:00 - 18:00 Monday TO Friday to the hours of 08:00 to 18:00 hours on Mondays to Fridays other than for unit 3b, where deliveries may take place between 07:00 and 19:00 Mondays to Fridays between 1 October and 31 December each year. there shall be no deliveries on Saturdays, Sundays and bank holidays other than for unit 3b where deliveries may take place between 08:00 and 19:00 on each of these days between 1 October and 31 December each year."* Granted 05/11/2015 P106651/075 *Subdivision of unit 3 to form units 3a & 3b; the insertion of a mezzanine floor of 743m2 within unit 3a to be used for sales; the insertion of a mezzanine floor of 465m2 within unit 3b to be used for storage; replacement of existing*

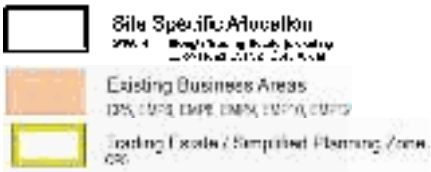
	shopfronts to unit 2c, unit 3a & 3b, alterations to elevations, repositioning of roller and addition of roller shutter on east elevation, new paving to front. 18/10/2013 P106651/069 *Installation of mezzanine floor (875 square metres gross/ 857 square metres net sales) within unit 26* Granted 12/07/2012 P106651/011 *Erection of 3 retail warehouses with ancillary parking and service vehicle facilities (amended plans received 06/01/88 and 13/01/88)* Granted 29/03/1988
Emerging/Adopted Planning Designations	Local Plan for Slough - Proposals Map (2010) Existing Business Areas CP5, EMP6, EMP8, EMP9, EMP10, EMP12
Green Belt Assessment	N/A
Actively Marketed?	Not currently marketed
Physical Constraints	
Flood Zone	Zone 1 (Low probability)

Heritage Assets (inc. Listed Buildings and Scheduled Ancient Monuments)	None
Archaeological Constraints	None
Air Quality Management Area	No
Tree and hedgerows (TPOs)	None
AONB	No
SSSI	No
Local Nature Reserve	No
Land Contamination	No known/suspected contamination
Conservation Area	No.
Historic Park or Garden	N/A
Public Right of Way	Yes
Green Belt	No
Green/Open Space	No
Landscape Character Area	N/A (Urban land)
Agricultural Land (Grade 1, 2 or 3a)	N/A (Urban land)
Employment Site Assessment	No
Other	Core Strategy - Core Policy 5 states *"There will be no loss of the defined Existing Business Areas to non-employment generating uses, especially where this would reduce the range of jobs available",* with saved policy EMP12 of the Local Plan Local Plan (2004) stating that "*[a] range of business developments will be permitted in the existing business areas which are not included in policies EMP1 and EMP6 to EMP11. B1(a) independent offices will only be permitted in accordance with the sequential test and where there would be no increase in the number of parking spaces provided."*

Technical Specification	
Proximity to electricity infrastructure	9.1 km to Iver Substation + 40% = 12.74 km The site is beyond the 5km buffer
Connection to fibre possible?	Yes. The site is close to existing fibre cables.

Is the Site Suitable, Available and Sustainable?

Criteria	Commentary	Red/Amber/Green
Suitability	The site is in accessible location is not vulnerable to flooding and is close to an existing fibre cable, However, it is too small to accommodate the proposed development and is beyond the 5km buffer for a viable power connection.	
Availability	The site is in multiple ownerships, within a number of tenanted units and a school the site and is not being marketed.	
Sustainability	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.	

Site Characteristics and General Information	
Site Name	Slough Trading Estate
Address	Slough Trading Estate, Slough, SL1
LPA	Slough Borough Council
Site Size (Hectares)	Circa 197ha
Ownership details	SEGRO / AEW
Aerial Image	
Site Description / Current Use	Slough Trading Estate is the largest industrial estate in single private ownership in Europe, with over 600 units and an on-site Biomass Power Station operated by SSE Thermal
Relevant Planning History	The planning history for the entire trading estate is extensive. The trading estate already accommodates 29 data centres across a total of 333,000 sqm gross floor area. The Slough Multifuel (energy-from-waste) project granted planning permission (ref: P/00987/024) on 2 June 2017) will have a generating capacity of around 50MW. Construction commenced in May 2021 and is expected to take approximately three and a half years. Even with the upgrade, existing demand for power may result in insufficient capacity to support the proposals.
Emerging/Adopted Planning Designations	Local Plan for Slough - Proposals Map (2010) 

Site Reference	SSA4	Ward	Haymill / Farnham
Address	Slough Trading Estate, Bath Road, Slough		
Area (hectares)	161.24	Grid Reference	495420, 181250
Proposed Use:	Offices, Research and Development, Light Industrial, General Industrial, Storage and Distribution, Residential, Retail, Food and Drink, Hotels, Conference Facilities, Educational Facilities, Recreation, Community and Leisure Uses.		

Development Proposals within the Slough Trading Estate should be generally in accordance with the Illustrative Masterplan and accompanying Masterplan Document (January 2009) and the Leigh Road Central Core Area which forms part of it unless otherwise agreed by the Council.

	Relevant development may also take place in accordance with the Simplified Planning Zone or Local Development Order. The main planning requirements, as set out in these documents are as follows: *• 130,000 square metres (GIA) of additional new B1 (a) offices is proposed to be built out in the Leigh Road Central Core area unless otherwise agreed by the Council.* *• There is no overall increase in the total number of parking spaces upon the Trading Estate* *• A package of public transport improvements are provided in order to meet modal shift targets that will ensure that there is no increase in the level of car commuting into the Estate* *• A package of skills training is provided in order to increase the number of Slough residents working on the Estate* *The scale and nature of the proposed retail, hotel and leisure uses apart from those in the Farnham Road should be of a scale which would predominately serve the needs of the Trading Estate and minimise the impact on the vitality and viability of the Farnham Road District centre and Slough Town Centre.* *The Sainsbury's store in the Farnham Road should be extended in order to serve the Estate as well as acting as the anchor store for the Farnham Road. The Leigh Road Central Core should include a transport hub and skills centre. Apart from the gateway features on the Bath Road and the hotel hub, all buildings will be a maximum of height of four storeys.*
	<u>New Local Plan for Slough 2016-2036</u> <u>The Proposed Spatial Strategy Regulation 18 Consultation (November 2020)</u> *4.13 Slough Trading Estate has the largest concentration of data centres in Europe. This is an indication as to how it has changed from its industrial past, but it is still home to some manufacturers, such as Mars, plus a variety of other commercial premises including some warehousing.* *4.14 The Trading Estate underpins Slough's role as an economic powerhouse. It is estimated that each data centre contributes £622m to the national economy. They do not, however, create many jobs and their huge energy consumption will make it very hard for Slough to meet its carbon emissions reduction targets….* *…14.16 There is currently a Simplified Planning Zone (SPZ) for the Trading Estate. This helps existing and potential new occupiers plan for the future with more certainty by allowing certain types of development to take place without the need for planning permission provided they meet all of the specified conditions.* *14.17 The SPZ will run out in 2024 and so it is anticipated that a new one will be produced for the area of the Estate that is owned by SEGRO. This will be the*

	main way in which proposals for this Selected Key Location will be brought forward *4.18 It is important that the Trading Estate retains a balance of employment generating uses. This will involve providing for a range of types and sizes of businesses which support the local economy.* *14.18 It is important that the Trading Estate retains a balance of employment generating uses. This will involve providing for a range of types and sizes of businesses which support the local economy.* *14.19 One of the problems with the redevelopment of large parts of the Trading Estate to create new data centres is that there tends to be a loss of employment. Data centres also use a huge amount of energy. It will be important to ensure that data centres minimise waste heat or make productive use of the heat such as feeding it into a local heat network. Where this is not practical appropriate mitigation will be sought for the impact upon climate change.*
Green Belt Assessment	N/A
Actively Marketed?	-
Physical Constraints	
Flood Zone	Zone 1 (Low probability)
Heritage Assets (inc. Listed Buildings and Scheduled Ancient Monuments)	None
Archaeological Constraints	None
Air Quality Management Area	No
Tree and hedgerows (TPOs)	None
AONB	No
SSSI	No
Local Nature Reserve	No
Land Contamination	No known/suspected contamination
Conservation Area	No.

Historic Park or Garden	N/A
Public Right of Way	Yes
Green Belt	No
Green/Open Space	No
Landscape Character Area	N/A (Urban land)
Agricultural Land (Grade 1, 2 or 3a)	N/A (Urban land)
Employment Site Assessment	No
Other	*Core Strategy - Core Policy 5 states "There will be no loss of the defined Existing Business Areas to non-employment generating uses, especially where this would reduce the range of jobs available", with saved policy EMP7 of the Local Plan Local Plan (2004) stating that " Within the Slough Trading Estate, as shown on the Proposals Map, developments for B1 business, B2 general industrial and B8 warehousing and distribution will be permitted subject to* *a) major independent B1(a) office developments being located on the Bath Road frontage in accordance with the application of a sequential approach under Policy EMP1; and* *b) there being no overall increase in the number of car parking spaces within the estate.*
Technical Specification	
Proximity to electricity infrastructure	9.3 km to Iver Substation + 40% = 13.02 km The site is beyond the 5km buffer
Connection to fibre possible?	Yes. The site is close to existing fibre cables.

Is the Site Suitable, Available and Sustainable?

Criteria	Commentary	Red/Amber/Green
Suitability	The site is in accessible location, is not vulnerable to flooding and is close to an existing fibre cable. Although beyond the Iver substation 5km buffer, there is theoretical power available from alternative sources. The site is covered in fully occupied by viable businesses. Without strategic land assembly the site is not capable of accommodating the proposed development.	
Availability	The creation of a hyperscale data centre would require the vacation and demolition of a number of tenanted industrial and office units.	
Sustainability	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.	