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LEGEND
APPLICATION SITE
WIDER SITE OWNERSHIP BOUNDARY
PARCEL DEMARCATION

TOTAL AREA	
Hardscape Buildings	2711.84 m ²
Hardscape Main Road	1873.37 m ²
Hardscape Other	42897.08 m ²
Hardscape Vehicular Track	2024.79 m ²
Softscape Other	21530.50 m ²
Softscape Planting	10749.82 m ²

PARCEL A.	
Hardscape Buildings	2130.50 m ²
Hardscape Main Road	1873.37 m ²
Hardscape Other	40639.56 m ²
Hardscape Vehicular Track	1362.82 m ²
Softscape Other	5897.96 m ²
Softscape Planting	5976.24 m ²
Grand total:	53 57680.53 m ²
	5.8ha

PARCEL B.	
Hardscape Buildings	56.56 m ²
Hardscape Vehicular Track	202.05 m ²
Softscape Other	14333.50 m ²
Softscape Planting	3734.07 m ²
Grand total:	12 15326.16 m ²
	1.8 ha

LINK ROAD	
Hardscape Buildings	526.79 m ²
Hardscape Other	2057.14 m ²
Hardscape Vehicular Track	459.92 m ²
Softscape Other	1299.03 m ²
Softscape Planting	1039.52 m ²
Grand total:	15 5380.40 m ²
	0.54 ha

Rev	Reason	Description	Date	Author	Reviewer

FOR INFORMATION

Client: MANOR FARM PROPCO LIMITED
Project: Manor Farm
Address: Poyle Road, Slough, SL3 0BL, England, U.K.

Title:
EXISTING HARDSCAPE / SOFTSCAPE PLAN

Scale	As indicated	Size	A3
Date	25/07/2025	Drawn	TS
Job Number	2403.0000	Checked	JH

MF1 - COR - ZZ - ZZ - SK - A - 0012
Project | Chapter | Executive Summary | Spatial Analysis | Data | Description | Notes

STATUS: S3 REVISION

KEY

- Hardscape Buildings
- Hardscape Main Road
- Hardscape Other
- Hardscape Vehicular Track
- Softscape Other
- Softscape Planting



Job Number: **31567**
Prepared by: **Dimitris Linardatos BEng MSc CEng MICE FIHE**

Date	Revision	Notes/Amendments/Issue Purpose
June 2025	0	Draft
July 2025	4	Final

Manor Farm, Poyle, Slough – Sequential Test Requirements

This technical note serves as an addendum to the Flood Risk Assessment (FRA) submitted with the planning application for the proposed development at Manor Farm, Poyle, Slough. Since the FRA was completed, the Environment Agency (EA) has published updated flood maps indicating that a small portion of the site now falls within Flood Zones 2 and 3. These updates occurred after the planning application was validated. For completeness, the requirements of the Sequential Test have been reassessed for this planning application. This exercise has concluded that the planning application for the proposed development is not subject to the Sequential Test.

The flood zones are the statutory triggers for local planning authorities to check if they must consult the Environment Agency or apply standing advice. The flood zones will trigger if an investigation is required to assess if the development is subject to the Sequential Test. Figure 1 below shows that a small part of the site encroaches Flood Zones 2 and 3.

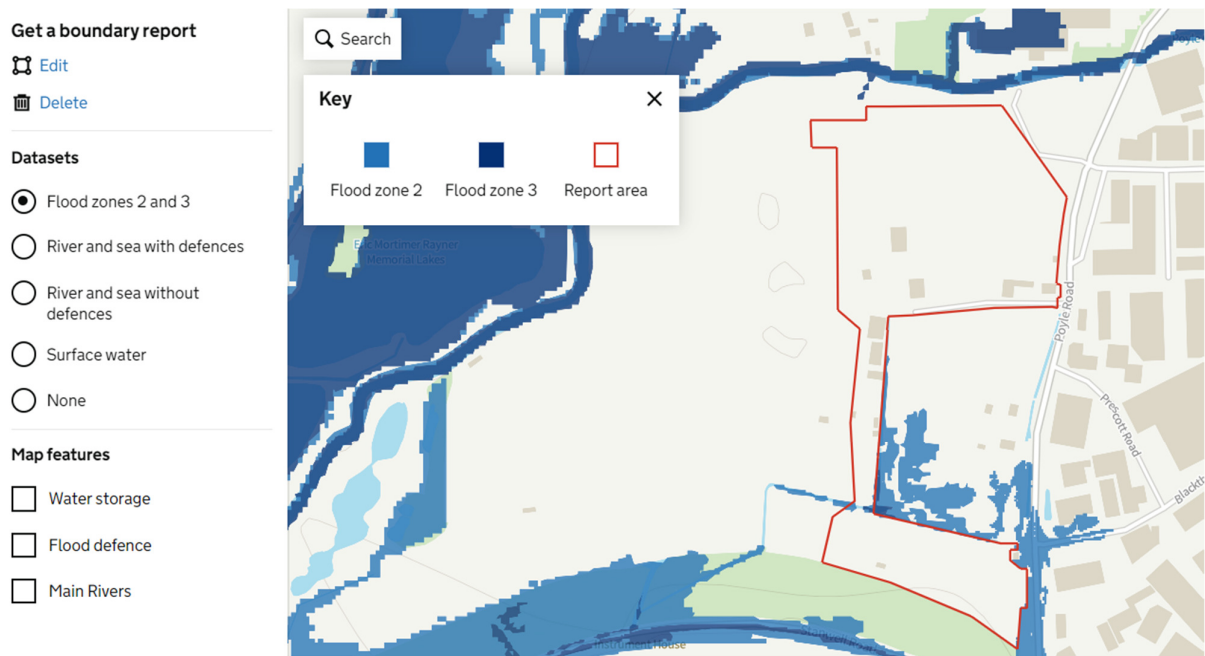


Figure 1: Environment Agency flood map for planning (June 2025)

National Planning Policy Framework (NPPF), paragraph 175 states that "the Sequential Test should be used in areas known to be at risk now or in the future from any form of flooding, except in situations where a site-specific flood risk assessment demonstrates that no built development within the site boundary, including access or escape routes, land raising or other potentially vulnerable elements, would be located on an area that would be at risk of flooding from any source, now and in the

future". The EA's Flood Zone maps do not show climate change scenarios and therefore cannot be used to assess whether vulnerable elements of the development and evacuation routes would be at risk of flooding in the future.

To assess whether any elements of the proposed development are located within a flood risk area, either now or in the future, the Environment Agency (EA) has published new maps that show flood risk for both the present day and future scenarios. Planning Practice Guidance (PPG) on "Flood Risk & Coastal Change," paragraph 002, provides the "design flood" criteria for different sources of flooding.

As a river is the source of flooding at this location, the flood maps for the 1 in 100-year flood event should be used to determine whether any elements of the proposed development fall within an area at risk of flooding, either now or in the future. These correspond to the EA's maps for the "present" and "climate change" scenarios, respectively. These maps are shown in Figures 3 and 4.

There is a discrepancy between the flood zones map and the detailed river and sea maps. The EA has provided modelled maps for the watercourses at this location, which accurately represent the flood extents. These modelled flood maps align with the EA's River & Sea maps, indicating that the River & Sea maps more accurately reflect the flood extents at this location and should be used to evaluate the requirements of the Sequential Test.



Figure 2: Environment Agency Modelled Flood Map (1 in 1000 year)

The EA's maps show the fluvial and coastal flood extents for both defended and undefended scenarios, with the undefended scenario representing the worst-case scenario.



Figure 3: Environment Agency – River and sea without defence (present day)

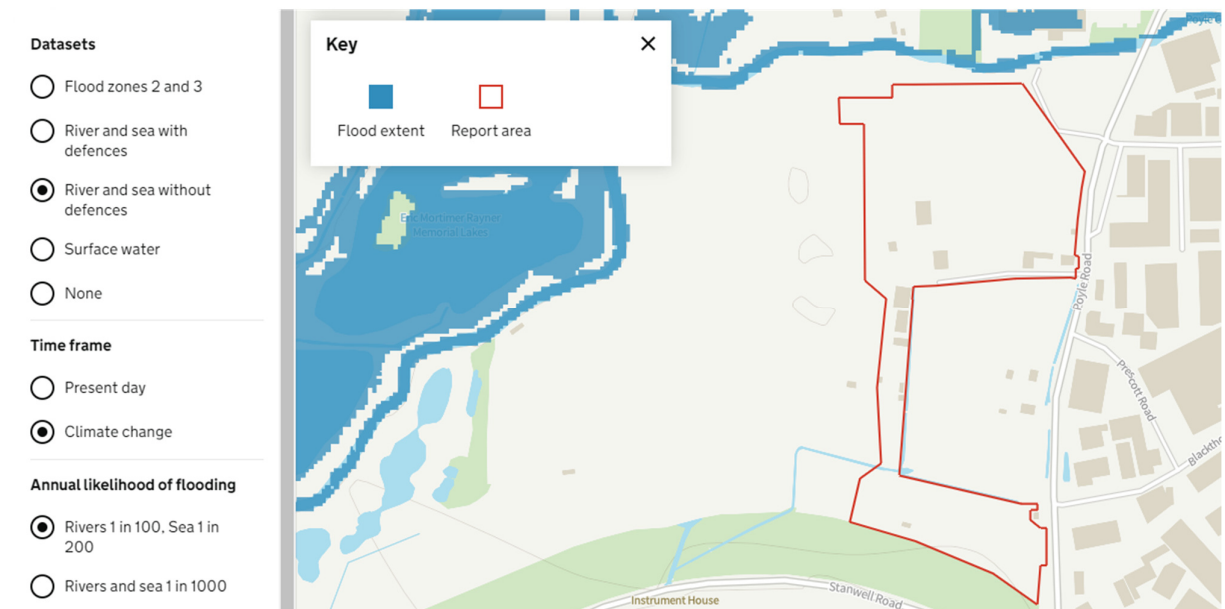


Figure 4: Environment Agency – River and sea without defence (climate change)

The EA's maps for the climate change and undefended scenarios indicate that no part of the development site lies within the floodplain. Therefore, the planning application for the proposed development is not subject to the Sequential Test.



Hilton Hotel
Heathrow T5

Poyle Channel

Hotel carpark

Colndale Road

Data Centre

Security Fence

Development Boundary

Office

Rain
Garden

Substation

The Hollies

Poyle Trading
Estate

Colne Brook

Arthur James
Nature Reserve

Poyle Farm
House

Poyle Road

Prescott Road

Blackthorne Road

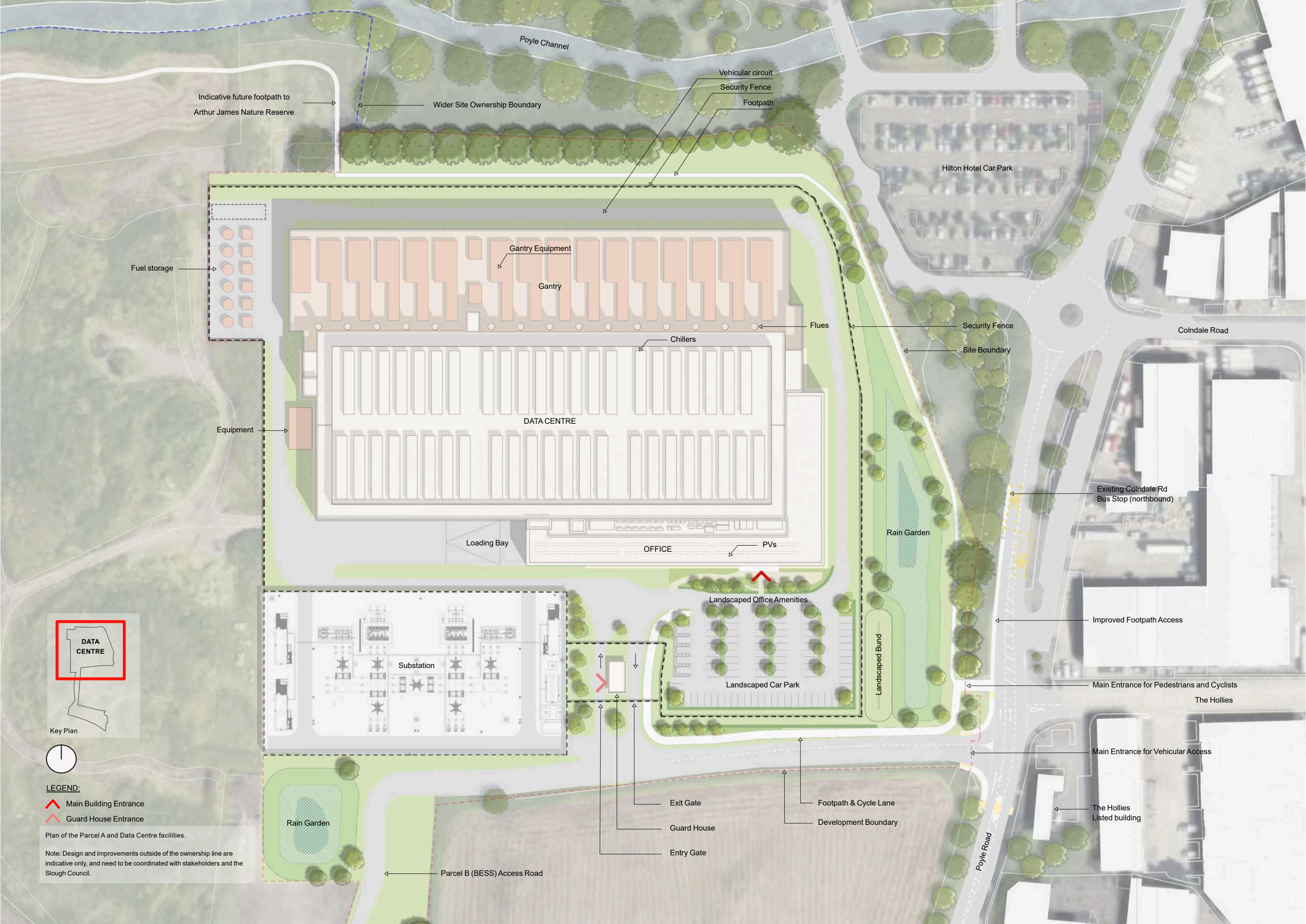
Battery Energy
Storage Systems

Wider Site Ownership Boundary

Horton Road



Plan view of the proposed development with the DC in Parcel A, BESS in Parcel B, and new connection to Arthur Jacob's Nature Reserve.
Information outside the site boundary is indicative only



Indicative future footpath to
Arthur James Nature Reserve

Wider Site Ownership Boundary

Vehicular circuit
Security Fence
Footpath

Hilton Hotel Car Park

Fuel storage

Gantry Equipment

Gantry

Flues

Security Fence

Site Boundary

Equipment

DATA CENTRE

Chillers

Loading Bay

OFFICE

PVs

Rain Garden

Existing Colndale Rd
Bus Stop (northbound)

Improved Footpath Access

Main Entrance for Pedestrians and Cyclists
The Hollies

Main Entrance for Vehicular Access

The Hollies
Listed building

Landscaped Office Amenities

Landscaped Car Park

Landscaped Bund

Exit Gate

Guard House

Entry Gate

Footpath & Cycle Lane

Development Boundary

Parcel B (BESS) Access Road

Rain Garden



Key Plan

LEGEND:

- Main Building Entrance
- Guard House Entrance

Plan of the Parcel A and Data Centre facilities.

Note: Design and improvements outside of the ownership line are
indicative only, and need to be coordinated with stakeholders and the
Slough Council.



Link Road to Parcel A

Poyle Farm

Poyle Road

Blackthorne Road

Pumping station

Bus stop southbound

Bus stop northbound

Site boundary

Golden Cross Pub

Poyle Road

Horton Rd

Stanwell Rd

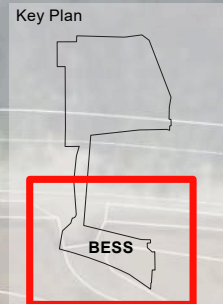
Wider Site Ownership Boundary

Security Fence
BESS

Site boundary

Security Fence
BESS

Security Fence



LEGEND:

- Main Building Entrance
- Guard House Entrance

Plan of the Parcel B and BESS facilities.

Note: Design and improvements outside of the ownership line are indicative only, and need to be coordinated with stakeholders and the Slough Council.



View to the Data Centre building, looking north-west from the main access.



Indicative view looking south along the proposed new public footpath inside Parcel A



View looking east from the office pedestrian entrance looking to the building access and external amenities. The building's masonry texture is visible in the left hand side of the image, and the carpark on the right hand side.

Document 4 – Planning History

- 1.1 The following table identifies the planning history (ie planning permissions, enforcement notices and certificates of lawfulness) concerning the Appeal Site.
- 1.2 The large number of previous applications, appeals and enforcement notices demonstrate the complexity and long-running nature of the planning history across the Appeal Site. The historical nature of the original permissions (dating back to 1947), combined with the change in administrative boundaries between Spelthorne and Slough Councils, make it difficult to provide an accurate picture of what previous activities applied to which precise parts of the Appeal Site and surrounding land.

No	Ref. No.	Details	Decision Date
1	STA/P/4371	Winning and working of minerals at Manor Farm, Colnbrook	Granted 22nd December 1947
2	STA/P/452 1	Raising gravel, Manor Farm. Poyle	Granted 27th February 1948
3	STA/P/16245	Reclamation of worked out gravel pit, Poyle Road, Colnbrook, Bucks	Application withdrawn
4	STA/P/1381	Erection of washing and grading plant on land adjoining Poyle Manor, Staines, for Messrs. Merrimans Filtering Media Limited	Granted 20th October 1952
5	STA/P/3097	Extraction of sand and gravel, land at Poyle Manor.	Granted 7th June 1957
6	P1381/6/2	Erection of office, canteen and lavatories	Granted 8 th January 1958
7	P/1381/6/3	Erection of plant and machinery	Granted 26th May 1959
8	P1381/6/4	Erection of office, canteen and lavatories	Granted 29 th December 1961
9	STA.P J0466	Use of approximately 0.75 acres of land to the west of Poyle Road, Poyle, for the processing of concrete for hardcore, together with use of ancillary buildings comprising 2 sheds of 148 sq . ft. floor area and 92 sq. ft. floor area respectively and a caravan for a temporary period	Granted 8th October 1968
10	P/14284	Application for the erection of a single storey building of 2800 sq.ft. (260 sq.m.) for the maintenance of mobile plant land off Poyle road, Colnbrook.	Granted 17th April 1972

11	P/15576	The revised layout of a filter media plant on approximately 4.7 acres of land to the west of manor farm, Poyle road, Colnbrook	Granted 10th April 1973
12	P/15897/B	The erection of a maintenance building and an office/canteen building to serve the filter media plant on some 4.7 acres of land to the west of manor farm, Poyle road, Colnbrook	Granted 22nd May 1973
13	N/74/492	Proposed use of land to the west of Poyle Road as a motor vehicle transfer station.	Withdrawn 30th October 1974
14	N/74/156	Provision of new permanent access road.	Granted 26th January 1976
15	N/76/43	Retention of buildings and continued use of land for the processing of concrete for hardcore for a further period of 24 months.	Granted 20th April 1976
16	N/78/DET/1	Use of approximately 3.75 acres (1.5ha) of land for crushing, grading and storing of concrete.	Refused 15th March 1978
17	N/78/183	Retention of buildings and continued use of land for the processing of concrete for hardcore for a further period of 12 months.	Refused 7th May 1978
18	SP78/205	Finished levels relating to the restoration of land west of Poyle Road and north of Horton Road, Stanwell.	Granted 29th June 1978
19	N/78/LBC/1	Erection of a garage.	Granted 5th October 1978
20	N/78/256	Use of land and plant for crushing, grading, storage etc of concrete; use of industrial building for maintenance of vehicles and plant used for the crushing operation.	Withdrawn 28th November 1978
21	N/78/46	Erection of a single storey building to provide office, canteen and toilets.	Withdrawn 28th November 1978
22	SP80/333	Variation of condition attached to planning permission dated 28th June 1978 in respect of application no. SP78/205 to extend the period of time for the completion of the restoration works at Poyle Tip, west of Poyle Road and north of the Horton Road, Colnbrook.	Granted 15th October 1980
23	N/80/977	Widening of existing access road and provision of associated landscaping in connection with the use of the Hemelite's site for the crushing of clinker at Land west of Poyle Road, Colnbrook.	Granted 22nd November 1980

24	N/81/205	Erection of 84,100sq. ft. (7,812.9 sqm) warehousing with ancillary offices, 168 parking spaces and associated landscaping, and widening of existing access road.	Refused 7th January 1981
25	W/82/652	(A) Change of use of existing weighbridge office to amenity building and (B) erection of extension measuring 10ft 5ins (3.25m) by 9ft 6ins (2.9m) to provide lavatory accommodation.	Refused 5th April 1983
26	W/82/653	Siting of a mobile home for an agricultural worker.	Granted 5th April 1983
27	W/85/523	Erection of a single storey building incorporating 8 loose boxes, feed store and tack room.	Granted 25th September 1985
28	W/87/EUC/1	The use of part of the premises as a builders and plumbers contractors' yard with the storage of building materials and ancillary parking of commercial vehicles and the use of part of the premises for residential purposes with a share access for both uses.	Granted 7th January 1987
29	W/88/315	Erection of an all-purpose barn.	Granted 6th January 1988
30	SP/91/542	Change of use from residential to office use and car parking.	Withdrawn 12th October 1992
31	SP/92/560	Erection of a single storey out-building containing garaging for 2 cars and store.	Granted 2nd March 1993
32	SP/92/106	Erection of an all-purpose barn.	Granted 3rd June 1993
33	SP/92/655	Conversion of existing house into 6 flats with erection of dormer at side and formation of parking area.	Granted 23rd June 1993
34	SP/93/375	Subdivision of detached house into three units.	Granted 8th December 1993
35	94/00434/FUL	Construction of a 9-hole golf course including a pitch & putt facility, clubhouse, storage, and greenkeepers accommodation.	Granted 7th December 1994
36	SP91/701	Use of 2.7 ha. of land for importation, crushing, storage and export of concrete with the erection of crushing and screening plant and a building of about 390 sq. m. for storage purposes; the installation of a weighbridge and wheel-cleaner; the use of existing buildings for a control and	Granted 31st March 1995 (Subject to a 106 agreement)

		weighbridge office; the construction of hardstanding, car parking areas and a perimeter with landscaping, all for a temporary period.	
37	P/10076/000	Erection of plant & vehicle maintenance building	Refused 9 th January 1997
38	P/10076/001	Continued use as an inert waste (concrete) recycling centre	Refused 1 st July 1998 (see appeal below – No. 37)
39	Enforcement Notice 262	Use of the land for the depositing, stockpiling, recycling and processing of waste materials and storage of waste materials and processed materials. The part erection of plant and maintenance building. The retention of buildings, bunds and access to the site.	Issued 25 th August 1999
40	Appeal Ref: T/APP/J0350/C/99/1029704-5	Appeal related to P/10076/001 and ENF 262	Dismissed 8 th May 2000
41	P/10914/000	Variation of Condition 1 of Planning Permission SP/94/0636 dated 04/01/95, to extend the time period for further two years	Refused 5 th October 1999
42	P/11442/000	Erection of three industrial units (Use Class 82) and associated road, parking and refuse and cycle facilities.	Withdrawn 21 st June 2001
43	P/11442/001	Erection of three industrial units for class b2 use and associated road, parking and refuse and cycle stores	Refused 13 th December 2001
44	P/11442/003	Change of use from agricultural land to residential caravan site	Refused 17 th October 2002 (see appeal below – No. 45)
45	ENF 343	a) Without planning permission, the carrying out of development by the making of a material change of use of the land by using the land as a caravan and/or mobile home park. b) Without planning permission, the carrying out of development by surfacing the land with hard surfacing, the installation of bunding, the erection of fencing and the construction of a facility building.	Issued 3 rd March 2003
46	APP/J0350/C/03/1115252	Appeal related to P/11442/003 & ENF 343 (“2003 Appeal”)	Succeeds in part only and ENF is upheld 8 th August 2003

47	P/11442/004	Change of use from agricultural land to residential caravan site	Refused 28th October 2004
48	ENF 378	The carrying out of development by the making of a material change of use of the land by using the land as a caravan and/or mobile home park	Issued 24th November 2004
49	P/10076/003	Change of use to B2	Withdrawn 9th September 2005
50	P/10076/004	Change of use to B2	Withdrawn 20th September 2005
51	P/10076/005	Change of use to B2	Withdrawn 20th September 2005
52	P/11388/001	Variation of Condition 3 of P/11388/000 (development of a 9-hole golf course) to allow retention of all stockpiles of soil in area for use in development of golf course.	Withdrawn 27th September 2005
53	P/11388/002	To vary condition 3 in planning permission no. P/11388/000 (construction of 9-hole golf course, club house, storage and greenkeepers accommodation) to require that all stockpiles of soil on area 8 are used in the development of the golf course and not removed off site.	Withdrawn 10th May 2006
54	P/10076/006	Use of land for crushing, screening and inert waste recycling (B2 Use) including retention and remodelling of existing stockpiles (limited by height and volume), creation of new access, provision of new vehicle and lorry parking and wheel washing facilities, new plant workshop, lorry workshop, retention of existing fuel store and provision of a new fuel store, a weighbridge and office accommodation	Refused 31 July 2008 (see appeal No 62)
55	P/11442/005	Certificate of lawfulness of existing use of land measuring 350sqm and singled storey semi-detached building therein measured externally at 119 sqm as a single, three bedroomed dwelling house within ancillary parking for up to three cars and amenity space (C3)	Granted 27 th July 2009

56	P/11442/006	Certificate of Lawfulness for existing use of land and two storey detached building therein, comprising 6no. single and 1 no double self-catering bed sitting rooms, communal W/Cs, bath and shower rooms, laundry and ancillary space as a house in multiple occupation (HMO) with ancillary front and rear amenity space (Sui-Generis)	Granted on 27th July 2009
57	P/11442/007	Certificate of lawfulness of existing use and development for the retention of land as a car park (sui-generis) for commercial purposes and the retention of associated hardstanding	Granted 27th July 2009
58	P/10076/007	Certificate of lawfulness for the retention of operational development situated immediately south off the main access road comprising a single storey building with a polycarbonate gabled pitched roof incorporating 10 no. Roof lights and partially clad walling; measured externally at 434 sqm. and apportioned internally forming two separate units measuring 80 sqm. and 318 sqm.; 2 no. And 1 no. Roller shutter doors applied to north and west elevations respectively; 1 no. And 1 no. External doors applied to north and south elevations respectively; fenestration, including 1 no. And 2 no. Windows applied to north and east elevations respectively.	Granted 27th July 2009
59	P/11442/009	Certificate of lawfulness for the retention of operational development situated immediately north off the main access road comprising a single storey building with dual pitched, corrugated roof incorporating 10 no. Translucent corrugated rooflights and part clad, part concrete block wall measured externally at 275 sqm., garage inspection pit (11 sqm) and two roller shutter doors to south elevation and entrance door to rear, north elevation; single storey lean-to structure, attached along the entire west elevation measuring 51 sqm. comprising	Approved on 20th August 2009

		corrugated roof, entrance door to south elevation.	
60	P/11442/008	Certificate of lawfulness of existing use and operational development of land for the retention of a group floor warehouse distribution unit with ancillary offices, showers, w/c kitchen facilities, with its respective access, parking provision and turning area	Granted 21st August 2009
61	P/10076/008	Certificate of lawfulness of existing use and operation development of land for the retention of a ground floor warehouse distribution unit with ancillary offices, showers, W/C kitchen facilities (B8), totalling 205sqm. With its respective access, parking provision and turning area amounting to 693sqm when measured external; retention of a separate ground and first floor office unit, with ancillary kitchen, W/X provision (B1(a) externally measuring 153 sqm and annex ancillary land of 180sqm for vehicle parking and turning area; retention of the following operations development comprising rebuilding works to form a semi-detached one and a half storey building with partially corrugated walling and corrugated gabled roof, alterations to the western flank elevation and the formation associated hardstanding	Granted 21st August 2009
62	APP/J0350/A/09/2096331	Appeal related to P/10076/006 ("2009 Appeal")	Allowed 21st September 2009
63	P/10076/009	Certificate of lawfulness for the retention of an existing use on open land comprising the importation, open storage, delivery and distribution of non-perishable, salvaged and, or reclaimed materials arising from works undertaken as part of a demolition contractor's business (use class b8). During the hours between 0700 to 1800hrs Mondays to Fridays and between 0700 to 1300hrs Saturdays. With the exception of all hours outside those above	Granted 04 May 2010

		mentioned, including Sundays, bank, public and national holidays when no activity is present.	
64	P/11388/004	Certificate of lawfulness for an existing material change of use comprising the mixed uses of agriculture and the keeping and breeding of no more than seventeen thoroughbred horses (a sui-generis use), at any one time	Granted 23rd June 2010
65	P/10076/010	Certificate of lawfulness application to determine whether an existing use on the said land, comprising part of an existing building, has been used for the storage of hay and straw in a manner that is ordinarily incidental to the keeping and breeding of thoroughbred horses	Refused on 23rd June 2010
66	P/10076/011	Certificate of lawfulness for the retention of an existing use on open land comprising the importation, open storage and delivery and distribution of primary aggregates at a height no greater than 5 metres at any one time (a sui-generis use). During the hours between 0700 to 1800hrs Mondays to Fridays and between 0700 to 1300hrs Saturdays. With the exception of all hours outside those above mentioned, including Sundays, bank, public and national holidays when no activity is present. The retention of existing development of an operational nature, comprising a perimeter wall and 3 no. Partition walls along western flank, railway sleeper construction supported by rolled steel joist stanchions on concrete base; laying out and construction of 3 no. Partition walls along eastern flank of large boulder construction.	Granted 4th May 2010
67	P/10076/012	Application for certificate of lawful development to confirm if the use of the building is class b2 (general industry)	Granted 26th October 2010
68	P/11442/010	Certificate of lawfulness of existing land as hard surfacing	Granted 2nd February 2011
69	P/11388/003	Variation of condition 3 of P/11388/000 to enable the use of stockpiles of soil on area 8 to be used in the development of the golf course and not	Withdrawn 3rd October 2011

		removed off site (with exception of approx. 31,000m3)	
70	P/11388/005	Regrading of fields to restore 1992 post restoration contours.	Granted 20th June 2014
71	P/11442/011	Environmental Impact Assessment (EIA) Screening Opinion request for redevelopment of site to a Data Centre and Battery Energy Storage System.	Issued on 7th November 2024

1.3 Based on the table above, key points to note are as follows:

- In 1947 permission was granted (Ref No STA.P.4371 – see No 1 in table above) for the winning and working of minerals.
- In 1952 permission was granted (Ref No: STA.P.1381 – see No 4 in table above) to use the former ballast pit for a filter media plant, and subsequent associated permissions for related activities were consented between 1958 and 1961 ie plant and machinery, canteen, lavatories (see Nos 6-8 in table above).
- In 1972 permission was granted (Ref No: P.14284 – see No 10 in table above) for a single storey industrial unit for the maintenance of plant equipment associated with the filter media plant.
- In 1973 permission was granted (Ref No: P.15576 – see No 11 in table above) to revise the layout of the operational filter media plant, alongside a separate permission to erect a revised industrial unit for maintenance, as well as an office and canteen building (Ref No: P.15897 – see No 12 in table above).
- In 1976 permission was granted (Ref No: N.74.156 – see No 14 in table above) for a new permanent access road, which was widened under a permission granted in 1981 (Ref No: N.80.977 – see No 23 in table above).
- In 1987 a certificate of existing use was granted (Ref No: W.87.EUC.1 – see No 28 in table above) confirming the lawful use of the eastern portion of Parcel A for a builders and plumbers contractors yard, the storage of building materials, parking of commercial vehicles and use of part of the premises for residential purposes.
- In 1995 permission was granted (Ref No: SP91.701 – see No 36 in table above) for concrete crushing for a 3 year period, with restoration to agricultural thereafter on the western portion of Parcel A. In 1998 permission was refused for its continuation (Ref No: P/10076/001 – see No 38 in table above). Nevertheless, the use continued in operation and a subsequent enforcement notice was upheld at appeal in May 2000 (Ref No: T/APP/J0350/C/99/1029704-5 – see No 40 in table above). The Inspector's Report confirms that the enforcement did not apply to the access road, an area of hardstanding, workshop, store and toilet building.
- In August 2003 an appeal (Ref No: APP/J0350/C/03/1115252 – see No 46 in table above) ("**the 2003 Appeal**") was upheld on part of eastern portion of Parcel A in respect of an enforcement notice which required the removal of unlawful caravans/mobile homes, and the re-seeding for agricultural use. The Inspector's Report confirms that the

enforcement does not apply to the access road, the point of entry into the site off the access road, as well as the eastern strip of land off Poyle Road.

- Between July 2009 and February 2011 a series of certificates of existing lawful use were granted, namely:
 - Ref No: P.11442.005 & P.11442.006 (see Nos 55 & 56 in table above) confirming the lawfulness of residential properties to the south east of Parcel A.
 - Ref No: P.11442.007 (see No 57 in table above) confirming the use of land to the east of Parcel A adjacent to Poyle Road for commercial car parking.
 - Ref No: P.11442.008 (see No 60 in table above) confirming the lawfulness of a warehouse unit and ancillary facilities to the west of the residential use deemed lawful under Ref No: P.11442.005.
 - Ref No: P.10076.007 (see No 58 in table above) confirming the lawfulness of a warehouse unit and ancillary facilities to the south of the access road into Parcel A, immediately north of the Link Road Parcel.
 - Ref No: P.10076.009 (see No 63 in table above) confirming the lawfulness of land for importation, open storage and distribution of non-perishable, salvaged and/or reclaimed materials on land to the south west of Parcel A/north of the Link Road Parcel.
 - Ref No: P.10076.011 (see No 66 in table above) confirming the lawfulness of land for open storage and distribution of primary aggregates and associated operational development on land north of the internal access road to the west of Parcel A.
 - Ref No: P.11442.009 (see No 59 in table above) confirming the lawfulness of a warehouse unit to north of the internal access road to Parcel A.
 - Ref No: P.11442.010 (see No 68 in table above) confirming the lawfulness of land to north of the internal access road to Parcel A as hardstanding.
 - Ref No P.10076.008 (see No 61 in table above) confirming the lawfulness of barns and associated equestrian facilities on land to the north of the Link Road Parcel.
 - Ref No P.10076/012 (see No 67 in table above) confirming the use of the building is class B2 associated with the 2009 Appeal.
- The September 2009 an appeal (Ref No: APP/J0350/A/09/2096331 – see No 62 in table above) (“**the 2009 Appeal**”) permitted the use of the western portion of Parcel A for concrete crushing and inert waste recycling and associated structures and activities, with a condition requiring the buildings and structures be removed following the cessation of the permitted use and that the relevant land converted to agriculture.

DOCUMENT 5 – HISTORIC PHOTOGRAPHY

31 December 2002



Source: Google Earth

31 December 2003



Source: Google Earth

25 July 2004



Source: Google Earth

31 December 2004



Source: Google Earth

16 March 2005



Source: Google Earth

31 December 2006



Source: Google Earth

20 September 2008



Source: Google Earth

8 October 2008



Source: Google Earth

31 December 2010



Source: Google Earth

14 February 2011



Source: Google Earth

30 March 2012



Source: Google Earth

6 June 2013



Source: Google Earth

13 February 2014



Source: Google Earth

4 June 2015



Source: Google Earth

25 March 2017



Source: Google Earth

7 May 2018



Source: Google Earth

29 June 2019



Source: Google Earth

5 April 2020



Source: Google Earth

30 March 2021



Source: Google Earth

8 March 2022



Source: Google Earth

8 May 2024



Source: Google Earth



KEY

 SITE BOUNDARY

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P02 09 09 25 RLB ADJUSTMENT	SR SH
P01 30 07 25 FOR INFORMATION	SR CB
Issue Date	Purpose of Issue
Drawn	Checked



Client: JUNIPER ENERGY LIMITED

Drawing Title:
PLANNING DRAWING
RED LINE BOUNDARY
SITE LOCATION PLAN

Drawn: SR Date: 30.07.2025 Checked: CB Date: 30.07.2025

Service Order Number:

Job Ref: P1308 Scale: 1:2500 @ A0

Drawing Number: JSM-RL-EDF-24-0732

Page Number: 1 OF 1

Issue P02

NOT FOR CONSTRUCTION



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