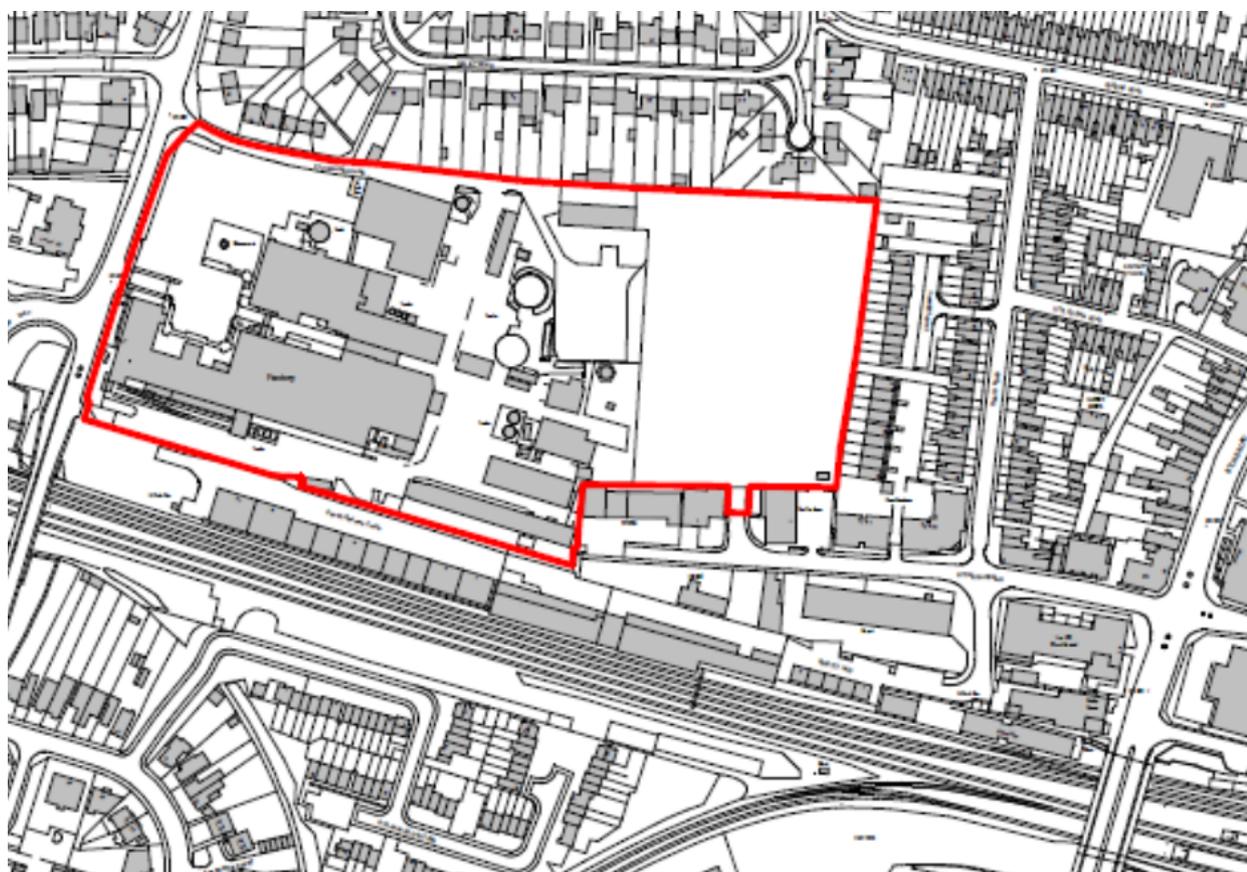


Registration Date:	N/A	Application No:	N/A
Officer:	Neil Button	Ward:	Baylis & Stoke
Applicant:	Berkeley Homes (Oxford and Chiltern) Ltd	Application Type:	Major
Agent:	Lichfield	13 Week Date:	N/A
Location:	Horlicks Factory, Stoke Poges Lane, Slough		
Proposal:	<p>Detailed planning permission is sought for part demolition, change of use, refurbishment and part extension of the existing Horlicks factory along with development of new buildings ranging from two to ten storeys to provide (approximately) 500 new homes, commercial floorspace (Classes A1/A3 (café/retail) and nursery (Class D1) with ancillary facilities, car and cycle parking, on-site relocation of war memorial, public realm, landscaping, amenity space, access and all associated works. Outline planning permission (all matters reserved) is sought for up to (approximately) 800 homes within buildings ranging from two to thirteen storeys with all matters reserved including commercial floorspace (Use Classes A1/A3 (Café/retail/restaurant), ancillary (residential) facilities, car and cycle parking, public realm, landscaping and amenity space; all associated works.</p>		



## **PRE-APPLICATION PRESENTATION**

### Introduction:

The applicant, Berkeley Homes (Oxford and Chiltern) Ltd is currently in pre-application discussion with the Local Planning Authority for the re-development of the Horlicks Factory, Stoke Poges Lane in Slough. The site is located between Stoke Gardens and Stoke Poges Lane, to the west of Slough Town Centre and the Heart of Slough (Core Strategy) Allocation which is envisaged for comprehensive and significant redevelopment and regeneration. The applicant intends to submit the planning application and listed building consent in May 2019.

### The Site and Surroundings:

The proposed development site is approximately 4.9 hectares in size and comprises the buildings and grounds of the former Horlicks factory (Use Class B2) which ceased operation in 2018. The Horlicks factory is a landmark building located immediately to the north of the railway on Stokes Poges Lane and visible in longer views within Slough as well as further afield. It was built in 1908, to a design by the mechanical engineer A G Christiansen, as the first British factory for Horlicks, the malted milk drink. The company was founded by two British brothers, James and William Horlick in America where they built a large factory at Racine, Wisconsin on which the Slough factory is based. The building has undergone subsequent alterations and additional buildings for the factory have been built around the site.

The original factory is located on the south side of the site directly next to the railway for ease of transportation. It is a large brick building, comprising four storeys with a basement. The east end was built in 1908 and has an eye catching clock tower with crenulations and tourelles and a brick chimney which towers over the factory. It was extended to the west in 1929 and extended again in 1939 with a return bay.

The 1908 building phase was constructed with an iron grid and its exterior is characterised by its regular fenestration (now Upvc) and decorative pebble dash panels. The 1929 building phase echoes the fenestration but is most distinctive for its use of classical motifs, particularly on the north elevation, which serves as the main entrance to the building. There is a grand pediment and pilasters and a central door reached up stone steps. There is additional classical detail along the west elevation on Stokes Poges Lane with regular full height pilasters and a cornice breaking up the façade. By 1932 a small projecting extension had been added to the north of the original 1908 block.

From 1939 onwards numerous buildings were added to the site but these do not retain the same level of interest and significance as the main 1908-1939 range. In 1949 Horlicks commissioned and installed a war memorial in memory of those connected to the firm who had died in the first and second world wars. It consists of steps up to a stone pedestal on which there is a bronze statue of "Grief" by William Reid Dick. The memorial is located to the north of the main entrance in the car park.

Along with factory and storage buildings, the site also contains artesian wells, two circular concrete reservoirs, two former bomb shelters, and a Grade II listed war

memorial. The northwest of the site is currently a car park, with a secondary car park and an area of undeveloped land in the east of the site.

The site is bounded to the north by Ploughlees Lane, to the east by residential properties, to the west by Stoke Poges Lane and to the south by Bristol Way, with the mainline railway running parallel beneath this road. Existing access points are via Stoke Poges Lane and Ploughlees Lane with potential for a new access on Stoke Gardens.

The site is not within a Conservation Area and there are no Scheduled Ancient Monuments on the site. The Horlicks Factory building is not statutorily listed; however, it was locally listed in 1999. The site is not located within an Air Quality Management Area ('AQMA'), and is located entirely within Flood Zone 1 where there is a less than one in one-thousand-year probability of flooding from a river or the sea. The Salt Hill Stream runs adjacent to the northern site boundary within a concrete culvert. The site is designated on the adopted Slough Proposals Map (2010) as an Existing Business Area. In the emerging Preferred Spatial Strategy for the Local Plan for Slough the site is shown with the 'Centre of Slough' area and has been designated as a 'Strategic Housing Site'.

#### Site History:

The site history is explained in the description above. The site was subject to a pre-application enquiry in 2018 for a residential-led comprehensive development of the Factory and grounds. No other relevant planning history is of note.

#### The Proposal:

The Applicant 'Berkeley Homes' is proposing to submit a hybrid planning application for up to 1300 residential units comprising a detailed planning permission is sought for part demolition, change of use, refurbishment and part extension of the existing Horlicks factory along with development of new buildings ranging from two to ten storeys to provide (approximately) 500 new homes, commercial floorspace (Classes A1/A3 (café/retail) and nursery (Class D1) with ancillary facilities, car and cycle parking, on-site relocation of war memorial, public realm, landscaping, amenity space, access and all associated works. Outline planning permission (all matters reserved) is sought for up to (approximately) 800 homes within buildings ranging from two to thirteen storeys with all matters reserved including commercial floorspace (Use Classes A1/A3 (Café/retail/restaurant), ancillary (residential) facilities, car and cycle parking, public realm, landscaping and amenity space; all associated works ('The Planning Application'). The applicant will also submit an accompanying application for Listed Building Consent for works associated with the removal and relocation of the existing war memorial statue (The Listed Building Consent Application).

Access will be from an existing access point on Ploughlees Lane/Stoke Poges Lane, and an access point onto Stoke Gardens at the south east of the site. At this time, approx. 400 car parking spaces will be provided on site, as a mix of on street and undercroft car parking. With the exception of part of the original main factory building, all more contemporary buildings will be demolished.

**EXTRACT FROM SBC CONSTITUTION: PART 5.2: CODE OF CONDUCT FOR COUNCILLORS AND OFFICERS IN RELATION TO PLANNING AND LICENSING MATTERS**

**Developer's briefings to Planning Committee Protocol**

Early member engagement in the planning process is encouraged and supported by the NPPF. Enabling a developer to brief and seek the views of elected Members about planning proposals at an early stage (usually pre-application or where this is not possible, very early in the formal application period) is important in ensuring that new development is responsive to and reflects local interests/concerns where possible.

Slough Borough Council proposes to achieve this objective through formal presentations to the Planning Committee in accordance with procedures set out in this Protocol. No decision will be taken at these meetings and if the pre-application submission is followed by a formal planning application, the application will be subject to the normal procedure of a report to a future meeting of the Planning Committee.

1. The purpose of briefings is:

- To enable Members to provide feedback that supports the development of high quality development through the pre- application process, and avoid potential delays at later stages;
- To ensure Members are aware of significant applications prior to them being formally considered by the Planning Committee;
- To make subsequent Planning Committee consideration more informed and effective;
- To ensure issues are identified early in the application process, and improve the quality of applications; and
- To ensure Members are aware when applications raise issues of corporate or strategic importance.

2. What sort of presentations would be covered in the briefings?

Presentations on proposed large-scale developments of more than 50 dwellings, or 5,000m<sup>2</sup> of commercial or other floorspace or which includes significant social, community, health or education facilities, or where the Planning Manager considers early discussion of the issues would be useful; and

Presentations on other significant applications, such as those critical to the Council's regeneration programmes, significant Council developments, or those requested by the Chair of the Committee or deemed appropriate by the Planning Manager.

3. Frequency and timings of meetings

The presentation will coincide with the monthly Planning Committee meetings.

#### 4. Format of the presentations

- The meeting will be chaired by the Chair of the Planning Committee who will ask Members attending to disclose any relevant interests;
  - The Developer will supply all presentation materials including any models, and these will be displayed in the meeting room;
  - Officers to introduce the proposal (5 minutes);
  - The developer and/or agents will be invited to make a presentation (10 minutes);
  - Ward Members will have the opportunity to address the Committee (4 minutes each, subject to the discretion of the Chair);
  - Question and answer session: Members of the Planning Committee and Ward Members will be able to ask questions to the Developer and officers (15 minutes) Supplementary questions from Ward members to be at the discretion of the Chair);
- 
- A short note of the meeting summarising Members' comments would be made.

#### 5. Other matters

Members questions will be restricted to points of fact or clarification and must be structured in a way that would not lead to a member being perceived as taking a fixed position on the proposals. Members should ensure that they are not seen to pre-determine or close their mind to any such proposal as otherwise they may then be precluded from participating in determining the application.