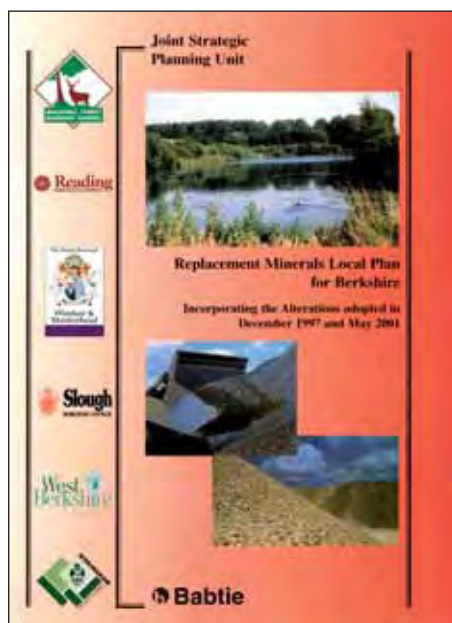
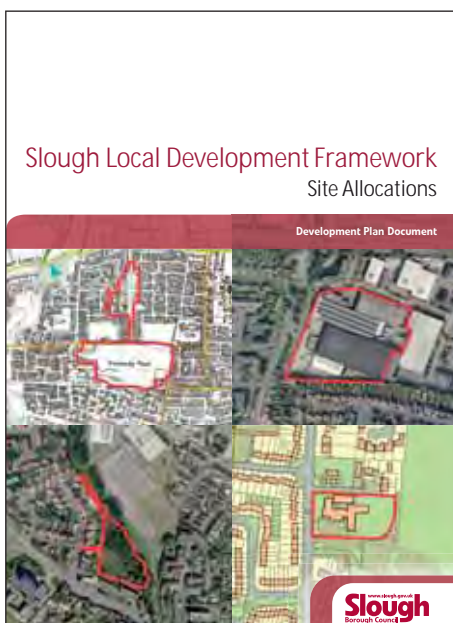


# Consistency of the Slough Local Development Plan with the National Planning Policy Framework

Supporting document

February 2013





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# 1. Core Strategy (2006-2026) adopted December 2008

## Slough Local Development Framework Core Strategy 2006 - 2026

### Development Plan Document



## Spatial Vision

Consolidating current efforts by the council and its partners to improve the town's environment; by 2026, Slough will have a positive image which will help to create prosperous, confident and cohesive communities. This will be achieved by the comprehensive redevelopment of parts of the town centre so that it can fulfil its role as a regional hub and maintain its position as an important regional shopping, employment and transport centre.

There will also be the selective regeneration of other key areas, in a sustainable way, in order to meet the diverse needs and improve the prosperity and quality of life of Slough residents.

The existing business areas in Slough will have an important role in maintaining a thriving local economy and providing a range of jobs for an increasingly skilled local workforce.

All Slough residents will have the opportunity to live in decent homes that they can afford. The quality of the environment of the existing suburban residential areas and open spaces will be improved, in order to make them safe and attractive places where people will want to live and visit.

## Strategic Objectives

- A To focus development in the most accessible locations such as the town centre, district and neighbourhood centres and public transport hubs and make the best use of existing buildings, previously developed land and existing and proposed infrastructure.
- B To meet the housing allocation for Slough identified in the South East Regional Plan, while also preventing the loss of existing housing accommodation to other uses.
- C To provide housing in appropriate locations which meets the needs of the whole community; is of an appropriate mix, type, scale and density; is designed and built to high quality standards and is affordable.
- D To ensure that the existing business areas continue to provide sufficient employment-generating uses in order to maintain a sustainable, buoyant and diverse economy and ensure that Slough residents continue to have access to a wide range of job opportunities.

- E To encourage investment and regeneration of employment areas and existing town, district and neighbourhood shopping centres to increase their viability, vitality, variety and distinctiveness.
- F To maintain and provide for community services and facilities in appropriate locations that are easily accessible.
- G To preserve and enhance Slough's open spaces and to protect the Green Belt from inappropriate development and seek, wherever practically possible, to increase the size and quality of the Green Belt land in the Borough.
- H To protect, enhance and wherever practically possible increase the size of the Borough's biodiversity, natural habitats and water environment and those elements of the built environment with specific townscape, landscape and historic value.
- I To reduce the need to travel and create a transport system that encourages sustainable modes of travel such as walking, cycling and public transport.
- J To reduce areas subject to risk of flooding and pollution and control the location of development in order to protect people and their property from the effects of pollution and flooding.
- K To promote a safe and healthy community that is inclusive of the needs of the Borough's diverse population.



## Core Policy 1 (Spatial Strategy)

All development will have to comply with the Spatial Strategy set out in this document.

All development will take within the built up area, predominantly on previously developed land, unless there are very special circumstances that would justify the use of Green Belt land. A strategic gap will be maintained between Slough and Greater London.

Proposals for high density housing, intensive employment generating uses, such as B1(a) offices, and intensive trip generating uses, such as major retail or leisure uses, will be located in the appropriate parts of Slough town centre. Such development will have to be comprehensively planned in order to deliver maximum social, environmental and economic benefits to the wider community.

Proposals for the comprehensive regeneration of Selected Key Locations within the Borough will also be encouraged at an appropriate scale. Some relaxation of the policies or standards in the Local Development Framework may be allowed where this can be justified by the overall environmental, social and economic benefits that will be provided to the wider community.

Elsewhere the scale and density of development will be related to the site's current or proposed accessibility, character and surroundings. Significant intensification of use will not be allowed in locations that lack the necessary supporting infrastructure, facilities or services or where access by sustainable means of travel by public transport, cycling and walking are limited.

## Core Policy 2 (Green Belt and Open Spaces)

The existing areas of Metropolitan Green Belt will be maintained and Wexham Park Hospital and Slough Sewage Works will continue to be designated as Major Existing Developed Sites within the Green Belt.

Opportunities will be taken to enhance the quality and the size of the Green Belt by designating additional areas, which have no development potential, as Green Belt.

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.

Existing private and public open spaces will be preserved and enhanced. Where, exceptionally, it is agreed that an open space may be lost a new one, or suitable compensatory provision, will be required to be provided elsewhere.

## Core Policy 3 (Housing Distribution)

A minimum of 6,250 new dwellings will be provided in Slough between 2006 and 2026.

This will be distributed as follows:

Town Centre	a minimum of	3,000 dwellings
Urban Extensions	around	750 dwellings
Major sites in other Urban Areas	around	1,350 dwellings
Small sites within the Urban Area	around	600 dwellings

Any additional housing required as a result of an increase in Slough's allocation in the South East Plan will be built in the town centre or in other appropriate urban areas in accordance with the Spatial Strategy.

New development should not result in the net loss of any existing housing.

## Core Policy 4 (Type of Housing)

High-density housing should be located in Slough town centre.

In the urban areas outside the town centre, new residential development will predominantly consist of family housing and be at a density related to the character of the surrounding area, the accessibility of the location, and the availability of existing and proposed local services, facilities and infrastructure.

Within existing suburban residential areas there will only be limited infilling which will consist of family houses that are designed to enhance the distinctive suburban character and identity of the area.

All new residential development will be constructed at a minimum net density of 37 dwellings per hectare. Densities less than this may be permitted on small sites, where the character is low density or where there are other site constraints.

There will be no net loss of family accommodation as a result of flat conversions, changes of use or redevelopment.

All sites of 15 or more dwellings (gross) will be required to provide between 30% and 40% of the dwellings as social rented along with other forms of affordable housing.

Proposals for gypsy or traveller sites will not generally be permitted in the urban area. If there is a proven need for a gypsy or traveller site or sites in Slough, this could be considered to constitute exceptional circumstances that would justify the relaxation of Green Belt policy.

### Core Policy 5 (Employment)

The location, scale and intensity of new employment development must reinforce the Spatial Strategy and transport strategy. This includes the application of a parking cap upon new developments unless additional parking is required for local road safety or operational reasons.

Intensive employment generating uses such as B1(a) offices will be located in the town centre in accordance with the spatial strategy.

B1(a) offices may also be located on the Slough Trading Estate, as an exception, in order to facilitate the comprehensive regeneration of the estate. This will be subject to the production of a Masterplan and the provision of a package of public transport improvements. This will be partly delivered through a subsequent Local Development Order which will replace the Simplified Planning Zone brought forward in accordance with the provisions in Circular 01/2006 (DCLG).

Intensive employment-generating uses which increase the level of in-commuting, increase skill shortages or reduce employment opportunities for local people will be expected to contribute toward appropriate mitigation measures, including new training, childcare and transport facilities.

Major warehousing and distribution developments will be located in the eastern part of the Borough and in Existing Business Areas that have good access to the strategic road and rail network.

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. Outside Existing Business Areas, the change of use or redevelopment of existing offices to residential will be encouraged where this is considered appropriate.

### Core Policy 6 (Retail, Leisure And Community Facilities)

All new major retail, leisure and community developments will be located in the shopping area of the Slough town centre in order to improve the town's image and to assist in enhancing its attractiveness as a Primary- Regional Shopping Centre.

Out-of-centre and edge-of-centre retail developments will be subject to the sequential test. Developers will be required to demonstrate that:

- There is a need for the development;
- It is of an appropriate scale;
- There are no sequentially preferable sites in designated centres;
- The development would not have a detrimental impact on the vitality and viability of existing centres; and
- The site is accessible by a variety of a means of transport.

All community facilities/services should be retained. Where, exceptionally, it is agreed that community facilities/services may be lost or reduced in size to accommodate new development, developers will be required to contribute towards new or enhanced community facilities/services locally.

## Core Policy 7 (Transport)

All new development should reinforce the principles of the transport strategy as set out in the Council's Local Transport Plan and Spatial Strategy, which seek to ensure that new development is sustainable and is located in the most accessible locations, thereby reducing the need to travel.

Development proposals will, either individually or collectively, have to make appropriate provisions for:

- Reducing the need to travel;
- Widening travel choices and making travel by sustainable means of transport more attractive than the private car;
- Improving road safety; and
- Improving air quality and reducing the impact of travel upon the environment, in particular climate change.

Development proposals will also have to make contributions to, or provision for:

- The development of Slough town centre as a Regional Transport Hub;
- The improvement of key transport corridors such as the links to Heathrow Airport;
- Improvements to Slough, Burnham and Langley railway stations; and
- The creation of a transport hub within Slough Trading Estate.

There will be no overall increase in the number of parking spaces permitted within commercial redevelopment schemes unless this is required for local road safety or operational reasons. Maximum restraint will be applied to parking for residential schemes in the town centre. In the rest of the Borough, the level of parking within residential development will be appropriate to both its location and the scale of the development and taking account of local parking conditions, the impact upon the street scene and the need to overcome road safety problems and protect the amenities of adjoining residents.

## Core Policy 8 (Sustainability And The Environment)

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

### 1. Sustainable Design and Construction Principles:

All development should, include measures to:

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

### 2. High Quality Design:

All development will:

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

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

### 3. Pollution

Development shall not:

- a) Give rise to unacceptable levels of pollution including air pollution, dust, odour, artificial lighting or noise;
- b) Cause contamination or a deterioration in land, soil or water quality; and

- c) Be located on polluted land, areas affected by air pollution or in noisy environments unless the development incorporates appropriate mitigation measures to limit the adverse effects on occupiers and other appropriate receptors.

#### 4. Flooding

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

### Core Policy 9 (Natural and Built Environment)

Development will not be permitted unless it:

- Enhances and protects the historic environment;
- Respects the character and distinctiveness of existing buildings, townscapes and landscapes and their local designations;
- Protects and enhances the water environment and its margins;
- Enhances and preserves natural habitats and the bio-diversity of the Borough, including corridors between bio-diversity rich features.

### Core Policy 10 (Infrastructure)

Development will only be allowed where there is sufficient existing, planned or committed infrastructure. All new infrastructure must be sustainable.

Where existing infrastructure is insufficient to serve the needs of new development, the developer will be required to supply all reasonable and necessary on-site and off-site infrastructure improvements. These improvements must be completed prior to the occupation of a new development and should serve both individual and communal needs.

Infrastructure includes:

- Utilities (water, sewerage and drainage);
- Transportation;
- Education and skills;
- Health;
- Leisure, community and cultural services; and
- Other relevant services.

The provision of reasonable and necessary infrastructure will be secured through planning obligations or by conditions attached to planning permissions.

### Core Policy 11 (Social Cohesiveness)

The development of new facilities which serve the recognised diverse needs of local communities will be encouraged. All development should be easily accessible to all and everyone should have the same opportunities.

### Core Policy 12 (Community Safety)

All new development should be laid out and designed to create safe and attractive environments in accordance with the recognised best practice for designing out crime. Activities which have the potential to create anti-social behaviour will be managed in order to reduce the risk of such behaviour and the impact upon the wider community.

## 2. Site Allocations DPD adopted November 2010

# Slough Local Development Framework Site Allocations



Development Plan Document

## Site Allocation Policy 1

The sites listed below, as shown on the Proposals Map and described in the following section are designated as Site Specific Allocations.

Proposals on the sites listed below which are in accordance with their Proposed Use and Site Planning Requirements will be considered acceptable in principle.

Site Specific proposals will need to be developed in accordance with policies in the development plan and national planning guidance unless material considerations determine otherwise.

Ref no.	Proposal Address	Proposed Use
SSA1	Lynch Hill and Bangle's Spinney	Non-statutory informal nature reserve
SSA2	Britwell and Haymill Regeneration Area	Mixed use: community, retail, residential and public open space
SSA3	Newbeech, Long Readings Lane, Elderly Persons Home and day centre	Residential (family housing) and or community use
SSA4	Slough Trading Estate (including Leigh Road Central Core Area)	Mixed use: Offices, Research and Development, Light Industrial, General Industrial, Storage and Distribution, Residential, Retail, Food and Drink, Hotels, Conference Facilities, Educational Facilities, Recreation and Leisure Uses
SSA5	149-153 Farnham Road and 415-426 Montrose Avenue	Retail (extension or redevelopment of existing supermarket with car parking)
SSA6	352-358 Farnham Road	Retail (extension to supermarket)
SSA7	Cippenham Phase 4	Residential (family housing)
SSA8	Watercress Beds West of Keel Drive	Non-statutory informal nature reserve
SSA9	Thames Valley Community Centre	Mixed use: community and education
SSA10	Chalvey Millennium Green	Non-statutory informal nature reserve
SSA11	Slough Town Hall	Mixed use: residential, community, education, commercial, non-residential institution
SSA12	Land South of Stranraer Gardens	Non-statutory informal nature reserve
SSA13	Heart of Slough	Comprehensive regeneration for residential, offices, hotel, bus station, library, retail, restaurants and cafes, drinking establishments, education, leisure, associated changes to the road network, improvements to the public realm and parking
SSA14	Queensmere and Observatory Shopping Centres	Mixed use: retail, leisure, residential
SSA15	Upton Hospital, Albert Street	Medical and Healthcare uses
SSA16	Post Office Sorting Office, Wellington Street	Residential or mixed use: business and residential
SSA17	Slough Canal Basin, Stoke Road	Mixed Use: residential, hotel, retail, business, public open space
SSA18	Former Arbour Vale School, West Wing, St. Joseph's playing field, Stoke Road	Community, residential, playing fields
SSA19	Play Area off Moray Drive	Residential and public open space including play area
SSA20	Wexham Park Hospital, Wexham Road	Medical and Healthcare uses
SSA21	Halkingcroft Wood, Middlegreen Road	Non-statutory informal nature reserve
SSA22	BT Site and 297 Langley Road	Mixed use: residential and health centre
SSA23	Part of Langley Business Centre, 11/49 Station Road, Langley	Retail (food)
SSA24	Land West of Hollow Hill Lane, Langley	Non-statutory informal nature reserve
SSA25	Old Slade Lake, Orlits Lake and Colnbrook West, Lakeside Road, Colnbrook	Non-statutory informal nature reserve

## Site Allocation Policy 2

The sites listed below, as shown on the Proposals Map and described in the following section are designated as Selected Key Locations for Comprehensive Regeneration where some relaxation of the policies or standards in the Local

Development Framework may be allowed where this can be justified by the overall environmental, social and economic benefits that will be provided to the wider community.

Ref no.	Proposal Address
SKL1	Bath Road Cippenham
SKL2	Chalvey High Street
SKL3	Stoke Road and Mill Street
SKL4	Former Langley Oil Terminal and Railway Station Car Park

## Proposals Map Policy 1

The Proposals Map is the spatial representation of the Development Plan for Slough. Land use designations, zonings and allocations shown on it define the land use areas to which specific policies will be applied as part of the implementation of the Development Plan.

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Slough Local Plan

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### 3. Slough Local Plan adopted March 2004



# The Local Plan For Slough

March 2004



### ***Saved Local Plan Policies no longer being implemented***

- 3.1 Regulation 48 (4) states that where an authority are not implementing a policy...the annual monitoring report must identify that policy.
- 3.2 Slough Annual Monitoring Report 10/11 (paragraphs 4.3 - 4.4) reports that the adoption of the Core Strategy DPD in 2008 and the Site Allocations DPD in 2010 concluded that the following Saved Local Plan policies were no longer required for development control purposes:
- Policy H7 (Town Centre Housing);
  - Policy H10 (Minimum Density);
  - Policy EMP5 (Proposed Town Centre Offices);
  - Policy EN7 (Telecommunications Development); and
  - Policy OSC7 (Cippenham Green Wedge);
  - Policy OSC14 (Sequential Test for Key Complementary Town Centre Uses);
  - Policy CG3 (Redevelopment of the Canal Basin); and
  - Policy TC1 (Town Centre Small Housing sites).
- 3.3 The Slough AMR is available online at <http://www.slough.gov.uk/council/strategies-plans-and-policies/annual-monitoring-report.aspx>

### ***Saved Local Plan policies still being implemented***

- 3.4 87 out of 104 policies were accepted as Saved by the Secretary of State in his letter of September 2007 regarding paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004. The eight policies mentioned in 1 and 2 above were also saved, but for convenience are excluded from the list below. The policies below are listed in the order that they appear in the Local Plan.
- 3.5 The Slough Local Plan is available online at <http://www.slough.gov.uk/council/strategies-plans-and-policies/local-plan.aspx>

- 3.6 The following saved policies are currently in use for development control purposes.

#### **Chapter 2: Housing**

- Policy H2 (Housing Sites)
- Policy H3 (Additional Housing Sites)
- Policy H8 (Loss of Housing)
- Policy H9 (Comprehensive Planning)
- Policy H11 (Change of Use to Residential)
- Policy H12 (Residential Areas of Exceptional Character)
- Policy H13 (Backland/ Infill Development)
- Policy H14 (Amenity Space)
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- Policy H18 (Granny Annexes)
- Policy H20 (Houses in Multiple Occupation)
- Policy H22 (Elderly Persons, Nursing and Care Homes)
- Policy H23 (Residential Children's Homes)
- Policy H24 (Bed and Breakfast Accommodation)

#### **Chapter 3: Business**

- Policy EMP2 (Criteria for Business Developments)
- Policy EMP4 (Development outside of the Existing Business Areas)
- Policy EMP6 (Stoke Road Area)
- Policy EMP7 (Slough Trading Estate)
- Policy EMP8 (Heathrow Business Park)
- Policy EMP9 (Lakeside Road Estate, Galleymead Road and the Poyle Estate)
- Policy EMP10 (Langley Business Park and Langley Business Centre)
- Policy EMP12 (Remaining Existing Business Areas)

#### Chapter 4: Shopping

- Policy S1 (Retail Hierarchy)
- Policy S3 (Major Non-Food Retail Development)
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- Policy S16 (Town Centre Leisure Uses)
- Policy S17 (New Shop Fronts)
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#### Chapter 5: Environment

- Policy EN1 (Standard of Design)
- Policy EN2 (Extensions)
- Policy EN3 (Landscaping Requirements)
- Policy EN5 (Design and Crime Prevention)
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- Policy EN23 (Areas of Local Nature Conservation Interest)
- Policy EN24 (Protection of Watercourses)
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#### Chapter 6: Open Space, Community, Leisure and Educational Facilities

- Policy OSC1 (Protection of Public Open Space)
- Policy OSC2 (Protection of School Playing Fields)
- Policy OSC3 (Protection of School Playing Fields Declared Surplus to Educational Requirements)
- Policy OSC4 (Protection of Private Playing Fields and Courts)
- Policy OSC5 (Public Open Space Requirements)
- Policy OSC8 (Green Spaces)
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- Policy OSC13 (Floodlighting)
- Policy OSC15 (Provision of Facilities in new Residential Developments)
- Policy OSC17 (Loss of Community, Leisure or Religious Facilities)

#### Chapter 7: Countryside and Green Belt

- Policy CG1 (Colne Valley Park)
- Policy CG2 (Linear Park)
- Policy CG4 (Slough Arm of the Grand Union Canal)
- Policy CG9 (Strategic Gap)
- Policy CG10 (Heathrow Airport Safeguarded Area)

#### Chapter 8: Transport

- Policy T2 (Parking restraint)
- Policy T7 (Rights of Way)
- Policy T8 (Cycling Network and Facilities)
- Policy T9 (Bus Network and Facilities)
- Policy T10 (Rail Interchange Facilities)
- Policy T11 (Protection of the West Drayton to Staines Line)
- Policy T12 (Rail Freight Transfer Facilities)
- Policy T13 (Road Widening Lines)
- Policy T14 (Rear Service Roads)

#### Chapter 9: Town Centre

- Policy TC2 (Slough Old Town)

3.7 The following policies are referred to in the NPPF checklist.

## Chapter 2: Housing

### Policy H12 (Residential Areas of Exceptional Character)

Parts of the following streets have been defined as residential areas of exceptional character:

- a) Burnham Lane - 61 to 113, 113a, 115 to 127, 127a, 129 to 145 odds, and 114 to 142, 180 to 214 evens;
- b) Langley Road - 11 to 23, 29 to 87, 105 to 149, 149a, 151 to 163 odds, and 12 to 52, 60 to 74, 82 to 100, 106 to 166, 172 to 200, 208 to 218, 224 to 250, 256 to 282, 286 to 326, 334 to 350 evens;
- c) London Road - 172 to 350, 360 to 370, and 376 to 394 evens;
- d) Upton Court Road - 101 to 157 odds and 4 to 102, 102a, 104 to 166 evens.

Development proposals will not be permitted which would have a detrimental impact upon the character and amenity of residential units included within the Residential Area of Exceptional Character, as shown on the Proposals Map, as a result of:

- a) the conversion of single dwellings into flats;
- b) the redevelopment of sites to produce higher densities;
- c) backland development;
- d) infilling;
- e) change to a commercial use, including hotels and nursing homes;
- f) the construction of new road access;
- g) extensions of either a residential or commercial nature which would change the scale and nature of the property; or
- h) subdivision of corner plots to create additional housing land.

Where the replacement of a residential dwelling with another is allowed within these designated areas, it will only be permitted if it complies with all of the following criteria:

- a) the new dwelling is built within the existing plot and is of the same type and scale as that originally on site;

- b) the scheme is in keeping with the design and character of dwellings in the vicinity which are included within the designated areas; and
- c) the proposal retains those features which are important to the site and street scene, such as existing trees, shrubs, hedges, fences and walls.

### Policy H13 (Backland/infill Development)

Proposals for small scale infilling, including backland development, will not be permitted unless they comply with all of the following criteria:

- a) the type, design, scale and density of the proposed new dwelling or dwellings are in keeping with the existing residential area;
- b) appropriate access, amenity space and landscaping are provided for the new dwellings;
- c) appropriate car parking provision is made in line with the aims of the integrated transport strategy;
- d) the scheme is designed so that existing residential properties retain appropriate garden areas, they do not suffer from overlooking or loss of privacy, and there is no substantial loss of amenity due to the creation of new access roads or parking areas;
- e) the proposal is not located within a residential area of exceptional character; and
- f) the proposal optimises the potential for more comprehensive development of the area and will not result in the sterilisation of future residential land.

### Policy H14 (Amenity Space)

The appropriate level will be determined through consideration of the following criteria:

- a) type and size of dwelling and type of household likely to occupy dwelling;
- b) quality of proposed amenity space in terms of area, depth, orientation, privacy, attractiveness, usefulness and accessibility;
- c) character of surrounding area in terms of size and type of amenity space for existing dwellings;
- d) proximity to existing public open space and play facilities; and
- e) provision and size of balconies.

### **Policy H18 (Granny Annexes)**

Proposals for the extension of residential properties to provide accommodation for elderly relatives/dependants will not be permitted unless they comply with all the following criteria:

- a) the accommodation is provided in the form of an extension to the existing dwelling and not as a free standing independent structure;
- b) the accommodation is designed as an integral part of the house and is capable of being used in the future as part of the original dwelling unit and therefore has no independent external access;
- c) the accommodation is only to be occupied by an elderly relative or dependant and will not be used as a separate independent dwelling unit at any time;
- d) the appearance, design and bulk of the proposed extension is appropriate for its location and does not have an unacceptable impact upon the amenities of the area;
- e) provision is made for an appropriate amount of car parking which meets the aims of the integrated transport strategy; and
- f) appropriate rear private amenity space is retained.

### **Policy H20 (Houses in Multiple Occupation)**

Applications for the use of houses for multiple occupation will not be permitted unless they comply with all the following criteria:

- a) they provide satisfactory living accommodation and facilities;
- b) appropriate levels of on-site parking spaces are provided in line with the aims of the integrated transport strategy;
- c) they have an appropriate amount of amenity space; and
- d) the use of the property does not result in loss of amenity for adjoining occupiers.

### **Policy H22 (Elderly Persons, Nursing and Care Homes)**

Proposals for new elderly persons accommodation and/or nursing/care homes will not be permitted unless they comply with all the following criteria:

- a) they are in appropriate locations with good access to local facilities and local transport links;
- b) in the case of conversions, substantial houses are utilised which are larger than normal family dwellings and capable of providing at least six bedrooms and all the appropriate facilities for residents on the site;
- c) they do not require large scale extensions or alterations which would alter the character of the property;
- d) appropriate live-in accommodation and facilities are provided for staff;
- e) appropriate car parking is provided on-site which meets the aims of the integrated transport strategy;
- f) adequate rear private amenity space is provided;
- g) there will not be an adverse impact on neighbouring residential properties; and
- h) the proposal is not located within a Residential Area of Exceptional Character.

### **Policy H23 (Residential Children's Homes)**

Proposals for the conversion of houses to residential children's homes or the erection of new ones will not be permitted unless they comply with all the following criteria:

- a) they are in appropriate locations with good access to local schools, community facilities and public transport;
- b) they are in appropriate large properties which are capable of providing at least six bedrooms;
- c) they do not require large scale extensions or alterations which would alter the character of the property;
- d) they provide appropriate on-site car parking which meets the aims of the integrated transport strategy;
- e) they have adequate sized gardens;

- f) there will be no adverse impact on neighbouring residential properties particularly as a result of increased noise; and
- g) the proposal is not located within a Residential Area of Exceptional Character.

**Policy H24  
(Bed and Breakfast Accommodation)**

Proposals for the conversion of houses to guesthouses will not be permitted unless they comply with all the following criteria:

- a) they are in large properties which are incapable of, or are not being used, for normal single family use;
- b) they are on identified main road frontages;
- c) appropriate car parking is provided within the site which meets the aims of the integrated transport strategy;
- d) they provide appropriate accommodation for the number of guests;
- e) adequate amenity space is provided;
- f) there will not be an adverse impact on the adjoining residential area;
- g) only a limited number of advertisements should be displayed; and
- h) the proposal is not located within a Residential Area of Exceptional Character.

**Chapter 3: Business**

**Policy EMP2  
(Criteria for Business Developments)**

Proposals for business developments will only be permitted if they comply with all of the following criteria:

- a) the proposed building is of a high quality design and is of a use and scale that is appropriate to its location;
- b) It does not significantly harm the physical or visual character of the surrounding area and there is no significant loss of amenities for the neighbouring land uses as a result of noise, the level of activity, over-looking, or overbearing appearance of the new building;

- c) the proposed development can be accommodated upon the existing highway network without causing additional congestion or creating a road safety problem;
- d) appropriate servicing and lorry parking is provided within the site;
- e) appropriate contributions are made to the implementation of any off-site highway works that are required and towards other transport improvements such as pedestrian and cycle facilities, that are needed in order to maintain accessibility to the development without increasing traffic congestion in the vicinity or in the transport corridors serving the site;
- f) the proposal incorporates an appropriate landscaping scheme;
- g) the proposal would not significantly reduce the variety and range of business premises;
- h) the proposal does not result in a net loss of residential accommodation; and
- i) the proposal maintains any existing primary and secondary shopping frontages at ground level on the site.

(Further guidance can be found in the Environment, Transport, Housing and Open Space, Community, Leisure and Educational Facilities chapters).

**Chapter 4: Shopping**

**Policy S1  
(Retail Hierarchy)**

All new retail proposals should comply with the sequential test in order to maintain, enhance and protect the following retail hierarchy. Development proposals (over and above those already identified within the Plan) which are located outside of the town centre or district centre must demonstrate the need for any additional retail floorspace. Development proposals which adversely affect the shopping centres listed will not be permitted.

Slough town centre	Sub-regional centre
Farnham Road	District centre
Langley Village	District centre
Elmshott Lane/Bath Road	Neighbourhood centre
Chalvey High Street	Neighbourhood centre
Wentworth Avenue	Neighbourhood centre
Upton Lea Parade	Neighbourhood centre
Stoke Road	Neighbourhood centre
Trelawney Avenue	Neighbourhood centre

In addition to the shopping areas listed above, development proposals will not be permitted which adversely affect local shopping parades providing essential day to day services to the local communities in which they are located. These areas are as follows:

Baylis Parade, Three Tuns, Burnham Lane, Belgrave Parade, Whitby Road/Woodlands Avenue, Cippenham Bath Road, Slough Trading Estate, Parlaunt Road, Villiers Road, Harrison Way, Tweed Road, Knolton Way and Coleridge Crescent.

The following Proposal Site has been identified for new retail development:

Proposal Site 33 - 145/147 Farnham Road

**Policy S8  
(Primary and Secondary Frontages)**

Within Slough town centre, the primary and secondary shopping frontages will be as follows:

Primary frontages:	112-228 (evens) High Street 135-249 (odds) High Street Queensmere Observatory Centre
Secondary frontages:	2-110 (evens) High Street 230-320 (evens) High Street 261-337 (odds) High Street 95-133 (odds) High Street 2-6 (evens) Wexham Road 1-4 (evens) William Street Old Crown, Units 1-15 1-9 (odds) Mackenzie Street 2-20 (evens) Park Street Slough Public Market 2-34 (evens) Windsor Road 5-7 (odds) Windsor Road 2-4 (evens) Church Street 1-3 (odds) Church Street

Within the district centres of the Farnham Road and Langley, the primary and secondary shopping frontages will be as follows:

**Farnham Road:**

Primary frontages:	256-338 (evens) Farnham Road 145-183 (odds) Farnham Road
Secondary frontages:	216-252 (evens) Farnham Road 340-404 (evens) Farnham Road 406-412 (evens) Farnham Road 185-201 (odds) Farnham Road 235-269 (odds) Farnham Road

**Langley Village:**

Primary frontages:	1-17 Harrow Market 278-292 (evens) High Street
Secondary frontages:	1-6 Willow Parade 1-6 Clayton Parade 250-276 (evens) High Street 1-5 (odds) Meadfield Road

**Chapter 5: Environment**

**Policy EN1  
(Standard of Design)**

Development proposals are required to reflect a high standard of design and must be compatible with and/or improve their surroundings in terms of:

- a) scale;
- b) height;
- c) massing/Bulk;
- d) layout;
- e) siting;
- f) building form and design;
- g) architectural style;
- h) materials;
- i) access points and servicing;
- j) visual impact;
- k) relationship to nearby properties;
- l) relationship to mature trees; and
- m) relationship to water courses.

These factors will be assessed in the context of each site and their immediate surroundings. Poor designs which are not in keeping with their surroundings and schemes which result in over-development of a site will be refused.

### **Policy EN2 (Extensions)**

Proposals for extensions to existing buildings should be compatible with the scale, materials, form, design, fenestration, architectural style, layout and proportions of the original structure. Extensions should not result in the significant loss of sunlight or create significant overshadowing as a result of their construction.

### **Policy EN3 (Landscaping Requirements)**

Comprehensive landscaping schemes will be required for all new development proposals. Where there are existing mature trees, or other features such as watercourses, which make a significant contribution to the landscape, these should be retained and incorporated into the new scheme. Landscaping should be carried out in the first planting season following the completion of the proposed development and a scheme for the subsequent maintenance and retention of the existing and proposed planting should be established. Off-site planting may be required for development proposals where there is a substantial loss of landscaping on site or where there is the opportunity to enhance existing landscaping in the vicinity of the development.

In addition, landscaping schemes must have regard to all of the following:

- a) impact upon the street scene;
- b) screening effect of the proposed landscaping;
- c) use of both hard and soft landscaping to soften the built form;
- d) variety of plant and tree species and their appropriateness for the location;
- e) the extent to which landscaping can act as a means of enclosure;
- f) improvements to visual amenity; and
- g) opportunities for creating new wildlife habitats.

In some cases, it will be more appropriate for landscaping schemes to be initiated prior to construction.

### **Policy EN5 (Design and Crime Prevention)**

All development schemes should be designed so as to reduce the potential for criminal activity and anti-social behaviour. Planning permission will not be granted unless all the following criteria have been adequately considered in drawing up a scheme:

- a) limited number of access points;
- b) provision of secure boundaries such as fences, walls or landscaping around private and public spaces;
- c) well lit external areas subject to maximum natural surveillance without any potential hiding areas;
- d) use of suitably robust materials; and
- e) use of defensive landscaping to deter intruders.

### **Policy EN17 (Locally Listed Buildings)**

Special consideration will be given, in the exercise of the development control function, to the retention, enhancement and appropriate refurbishment of locally listed buildings together with their setting.

### **Policy EN22 (Protection of Sites with Nature Conservation Interest)**

Special account will be taken of nature conservation interest when determining proposals for development which would be detrimental to identified and future Wildlife Heritage Sites and any other land which meets the criteria for Wildlife Heritage Sites or contains features of local ecological importance.

Any proposed development which would have a detrimental effect on such a site will be refused unless it can be demonstrated that appropriate measures can be taken to conserve the site's wildlife interest as far as possible.

Ecological appraisals will be required where proposed development is likely to threaten any nature conservation interest.



**Policy EN23  
(Areas of Local Nature Conservation Interest)**

Encouragement will be given to the creation and enhancement of areas of local nature conservation interest by identifying them as local informal nature reserves or wildlife corridors. sympathetic habitat management and suitable public access arrangements will be sought.

The following sites are proposed as non-statutory informal nature reserves.

- Proposal Site 34 - Keel Drive former watercress beds
- Proposal Site 35 - Land west of Hollow Hill Lane
- Proposal Site 36 - Halkingcroft Wood
- Proposal Site 37 - Railway triangle, Stran raer Gardens
- Proposal Site 38 - Lynch Hill open space
- Proposal Site 39 - Old Slade Lake, Colnbrook
- Proposal Site 50 - Stab Monk Nature Park, Seymour Road

**Policy EN24  
(Protection of Watercourses)**

Development will not be permitted which will have a detrimental effect on water quality or the ecological, amenity or historical value of the watercourse. Where appropriate, measures to enhance or restore watercourses will be encouraged. In certain circumstances, the substitution of replacement features of equal or greater value, through the use of planning conditions or agreements, will be considered if there is no overall detrimental affect on water quality, ecological or amenity value.

**Chapter 6: Open Space, Community, Leisure and Educational Facilities**

**Policy OSC1  
(Protection of Public Open Space)**

Development upon any land identified as public open space on the Proposals Map will not be permitted unless:

- a) the development is ancillary to the use of the site as open space and the scale of the development and intensity of use is appropriate to the location;
- b) the use of the open space can be retained and enhanced by the development on a small part of the open space as long as the quality or quantity of pitch provision and the ability to make use of the pitches are not prejudiced; or

- c) the open space is replaced by new provision which is at least comparable in terms of size, facilities, and amenity and is conveniently located for current users of the open space.

**Policy OSC2  
(Protection of School Playing Fields)**

Development upon school playing fields will not be permitted unless:

- a) the development is ancillary to the use of the site as a school playing field and the scale of the development and intensity of use is appropriate to the location;
- b) the use of the playing fields can be retained and enhanced by development on a small part of the field as long as the quality and quantity of pitch provision and the ability to make use of the pitches are not prejudiced; or
- c) the playing field lost to development is replaced by new provision which is at least comparable in terms of size, facilities and amenity, and is located immediately adjacent to the school.

**Policy OSC3  
(Protection of School Playing Fields Declared Surplus to Educational Requirements)**

Development of school playing fields on surplus school sites will not be permitted unless:

- a) the proposed development is for an outdoor recreational use which retains the open character of the area; or
- b) the playing fields are re-provided in full in an alternative location within the local area; or
- c) in the event of a suitable replacement site not being available in the area to meet the needs of the local community, through developing part of the overall school site, greater than half of the playing fields are retained in a usable form and made available as public open space and their recreational use enhanced by appropriate outdoor facilities to meet the needs of the local community; and
- d) appropriate financial contributions are made to the Borough Council for the provision of new leisure facilities or the enhancement of existing leisure facilities in the area to meet the needs of the local community.

**Policy OSC4  
(Protection of Private Playing Fields and Courts)**

Planning permission will not be granted for the development of private playing fields or courts unless they are replaced by a facility of an equivalent or better quality and quantity and in a suitable location within a timescale to be agreed by the local planning authority, or an appropriate financial contribution is made towards the cost of replacing any leisure facilities lost by redevelopment or enhancing existing leisure facilities in the vicinity.

**Policy OSC5  
(Public Open Space Requirements)**

Within new housing developments of two hectares and over, public open space with equipped play area(s) will be required at a level appropriate to the type of development.

For housing developments of under two hectares, public open space will be sought at a level appropriate to the type of development and the availability of public open space in the vicinity of the development. Equipped play space may be required as well, depending on the type of development and the availability of play space in the vicinity of the proposed development.

The design, layout, and equipment specification of playspaces are to be in accordance with the requirements of the Borough Council.

**Policy OSC8  
(Green Spaces)**

Development proposals which would result in the loss of green spaces will not be permitted unless the amenity value of the green space can be largely retained and enhanced through development of part of the site.

Applications for any development affecting green spaces must be accompanied by detailed landscaping plans so that the visual impact of the proposed development on the amenity of the surrounding area can be fully assessed.

**Policy OSC9  
(Allotments)**

Development proposals which would result in the loss of allotment sites identified on the proposals map will not be permitted unless the allotment site is replaced by an equivalent size area located within three-quarters of a mile of the homes of most of the displaced tenants and on land suitable for cultivation. Appropriate new facilities shall be provided within the site.

In the event that an allotment site is declared surplus, permission will not be granted for built development on the site unless it can be demonstrated that it has no significant public amenity value. The retention of the site as an amenity area will be sought.

**Policy OSC13  
(Floodlighting)**

Proposals for new or enhanced outdoor sports facilities which require floodlighting will not be permitted unless it can be demonstrated by means of a floodlighting impact assessment that the operation of floodlights would have minimal environmental impact on adjoining uses or the character of any nearby open land.

**Policy OSC15  
(Provision of Facilities in New Residential Developments)**

All new residential development will be required to make appropriate provision, by way of direct provision or as a financial contribution to the Borough Council, for educational (including libraries) and community and leisure facilities to meet the needs arising from such new development.

**Policy OSC17  
(Loss of Community, Leisure or Religious Facilities)**

Development proposals which would result in the loss of a community, leisure, or religious facility will not be permitted unless it can be shown that:

- a) the facility is no longer required for alternative religious, leisure or community use;
- b) an acceptable alternative facility can be provided which would serve the existing users;  
or

- c) it would be economically unviable to repair or alter the building for an alternative community use.

## Chapter 7: Countryside and Green Belt

### Policy CG1 (Colne Valley Park)

Proposals for development within the countryside or other open areas in the Colne Valley Park will not be permitted unless they:

- a) maintain and enhance the landscape and waterscape of the park in terms of its scenic and conservation value and its overall amenity;
- b) resist urbanisation of existing areas of countryside;
- c) conserve the nature conservation resources of the park; and
- d) provide opportunities for countryside recreation which do not compromise the above.

Where development is permitted in these areas, measures to mitigate any visual impact and/or to enhance nature conservation and/or provision of new or improved access to the countryside will be sought by agreement and/or required by condition.

Where development is permitted within the built up area of the Colne Valley Park, which would have a significant visual impact on the Park, appropriate mitigation measures to realise the aims and objectives of the Colne Valley Strategy will be sought by agreement and/or required by conditions.

### Policy CG2 (Linear Park)

The establishment of a Linear Park with shared use path for pedestrians and cyclists from the western to the eastern boundary of the borough, as shown on the Proposals Map, will be supported.

Development proposals which would prejudice the route or detract from users' enjoyment will not be permitted. Improved access to the Linear Park, and landscape enhancement measures, will be sought from any development proposals adjacent to the route.

### Policy CG3 (Redevelopment of Canal Basin)

Proposals for the comprehensive redevelopment of the canal basin which incorporate uses such as restaurant or pub, as well as residential and appropriate open space, will be permitted provided they:

- a) form a focal point for users of the towpath and canal;
- b) retain and enhance the winding hole and pedestrian access to the basin; and
- c) do not compromise existing nature conservation value of the canal corridor.

The provision of visitor moorings at the basin as well as residential moorings on the off side (north side) of the canal would be favourably considered.

### Policy CG9 (Strategic Gap)

Any proposal which threatens the clear separation or the role of open land within the strategic Green Belt gap between the Slough urban area and Greater London will not be permitted.

## Chapter 8: Transport

### Policy T2 (Parking Restraint)

Within all developments that attract an increase in the number of trips, the level of on-site parking provision for the private car will be restricted to a maximum level in accordance with the principles of the Integrated Transport Strategy.

No increase in the total number of car parking spaces on-site will be permitted within commercial redevelopment schemes.

Additional on-site car parking provision will only be required where this is needed to overcome road safety problems, protect the amenities and operational requirements of adjoining users, and ensure that access can be obtained for deliveries and emergency vehicles.

Residential development will be required to provide a level of parking appropriate to its location and which will overcome road safety problems, protect the amenities of adjoining residents, and not result in an adverse visual impact upon the environment.

### **Policy T7 (Rights of Way)**

Planning permission will not be granted for developments which affect an existing right of way unless the proposal maintains the right of way to an appropriate standard or makes provision for its diversion along a route which is at least as attractive, safe and convenient for public use. An enhancement of the right of way network will be sought where this is needed as a result of new development.

### **Policy T8 (Cycling Network and Facilities)**

Planning permission will not be granted for development which would prejudice the implementation of the proposed cycle network in Slough.

Permission will not be granted for proposals which do not include suitable cycle access to and through the site and cycle parking racks and other facilities for cyclists as an integral part of the development.

Where a major development would result in increased demand for travel, the Council will seek a financial contribution by way of agreement towards, and/or required by condition(s), appropriate improvements to the cycleway network.

### **Policy T9 (Bus Network and Facilities)**

Planning permission will not be granted for development which would prejudice the free flow of buses along existing and proposed bus routes.

Development proposals will not be permitted unless they are designed to provide improved facilities for, access to, and penetration through the site by buses.

Where a proposed major development served by an existing and/or proposed bus route would result in increased demand for travel, the Council will seek a financial contribution by way of agreement towards and/or require by condition(s), appropriate improvements to public transport facilities

## **Chapter 9: Town Centre**


### **Policy TC2 (Slough Old Town)**

Development proposals within the slough old town area of special character must/should comply with all of the following criteria:

- a) proposals for the redevelopment or alteration of buildings will be required to be designed in a traditional style, using predominantly traditional materials and be in keeping with the scale of existing buildings. They will also be required to retain the historical road pattern and respect the space between buildings;
- b) proposals for new shop fronts or alterations or replacements to existing ones will be required to respect the scale, proportions, character, materials and features of the buildings of which they form part. They will be expected to be of traditional style and only use externally illuminated fascias;
- c) all signs, illumination, fascias, blinds and security shutters should be appropriate to the character of the building and the area in terms of their scale, proportions, detailing and the use of materials; and
- d) external security shutters will not be permitted.


## 4. Replacement Minerals Local Plan for Berkshire Saved Policies

**Joint Strategic  
Planning Unit**



**Replacement Minerals Local Plan  
for Berkshire**

**Incorporating the Alterations adopted in  
December 1997 and May 2001**



**Bracknell Forest  
BOROUGH COUNCIL**

**Reading  
BOROUGH COUNCIL**

The Royal Borough  
**Windsor &  
Maidenhead**

**Slough  
BOROUGH COUNCIL**

**West  
Berkshire  
COUNCIL**

**WOKINGHAM  
DISTRICT COUNCIL**

**Babtie**

- 4.1 This plan and Secretary of State's Direction on Saved policies are available online at <http://www.slough.gov.uk/council/strategies-plans-and-policies/minerals-and-waste.aspx>
- 4.2 The following policy is referred to in the NPPF Self Assessment Table.

**Policy 10**

Outside the Preferred Areas, applications for extraction of sharp sand and gravel will normally be refused. In considering whether or not to make an exception to this general presumption, the local planning authorities will take account of Policy 10

- (i) whether there is a need to disturb land outside the Preferred Areas in order to maintain provision for the levels of production set out in Policy 3, or the landbank figure indicated by Policy 4;
- (ii) whether that need could be more acceptably met elsewhere than on the application site, having particular regard (among other things) to the presumptions against extraction in specific areas indicated in Policies 11 to 13;
- (iii) whether the proposals overcome or accommodate all constraints deriving from the considerations set out in Policy 7.

**Saved Policies**

- 4.3 The following Policies were accepted as Saved by the Secretary of State in his letter of September 2007 regarding paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004.

- Policy 1 Husbanding resources
- Policy 2 Prevention of sterilisation
- Policy 2A Extraction to prevent sterilisation
- Policy 6 General considerations for sand and gravel extraction
- Policy 7 Material considerations for sand and gravel extraction
- Policy 8 Preferred areas
- Policy 10 Outside preferred areas applications will normally be refused
- Policy 11 Strongest presumption against extraction
- Policy 12 Strong presumption against extraction
- Policy 13 Strong presumption against extraction all other areas
- Policy 14 Borrow pits
- Policy 15 Building sand
- Policy 16 Chalk, clay and other minerals
- Policy 17 Oil and gas
- Policy 18 Appropriate and timely restoration
- Policy 19 Securing public benefit through restoration
- Policy 20 Proposals for restoration
- Policy 21 Content of minerals applications
- Policy 26 Safeguarding rail depots
- Policy 28 Ancillary structures
- Policy 29 Importing aggregates to plant sites

This document can be made available on audio tape, braille or in large print, and is also available on the website where it can easily be viewed in large print.

## Supporting Document

If you would like assistance with the translation of the information in this document, please ask an English speaking person to request this by calling 01753 477340.

यदि आप इस दस्तावेज में दी गई जानकारी के अनुवाद किए जाने की सहायता चाहते हैं तो कृपया किसी अंग्रेजी भाषी व्यक्ति से यह अनुरोध करने के लिए 01753 477340 पर बात करके कहें.

ਜੇ ਤੁਸੀਂ ਇਸ ਦਸਤਾਵੇਜ਼ ਵਿਚਲੀ ਜਾਣਕਾਰੀ ਦਾ ਅਨੁਵਾਦ ਕਰਨ ਲਈ ਸਹਾਇਤਾ ਚਾਹੁੰਦੇ ਹੋ, ਤਾਂ ਕਿਸੇ ਅੰਗਰੇਜ਼ੀ ਬੋਲਣ ਵਾਲੇ ਵਿਅਕਤੀ ਨੂੰ 01753 477340 ਉੱਤੇ ਕਾਲ ਕਰਕੇ ਇਸ ਬਾਰੇ ਬੇਨਤੀ ਕਰਨ ਲਈ ਕਹੋ।

Aby uzyskać pomoc odnośnie tłumaczenia instrukcji zawartych w niniejszym dokumencie, należy zwrócić się do osoby mówiącej po angielsku, aby zadzwoniła w tej sprawie pod numer 01753 477340.

Haddii aad doonayso caawinaad ah in lagu turjibaano warbixinta dukumeentigaan ku qoran, fadlan weydiiso in qof ku hadla Inriis uu ku Waco 01753 477340 si uu kugu codsado.

اگر آپ کو اس دستاویز میں دی گئی معلومات کے ترجمے کے سلسلے میں مدد چاہئے تو، براہ کرم ایک انگریزی بولنے والے شخص سے 01753 477340 پر کال کر کے اس کی درخواست کرنے کے لئے کہیں۔