

3. Sites submitted as part of the Call for sites

3.1 Background information

3.1.1 This section contains the 134 proposals that were submitted by landowners, developers, organisations and members of the public in response to the “Call for Sites” exercise that was carried out at the beginning of the year.

3.1.2 All of these proposals are being put out for public consultation without any pre judgement about their acceptability by the Council. This means that the inclusion of a proposal in this document does not give it any planning status.

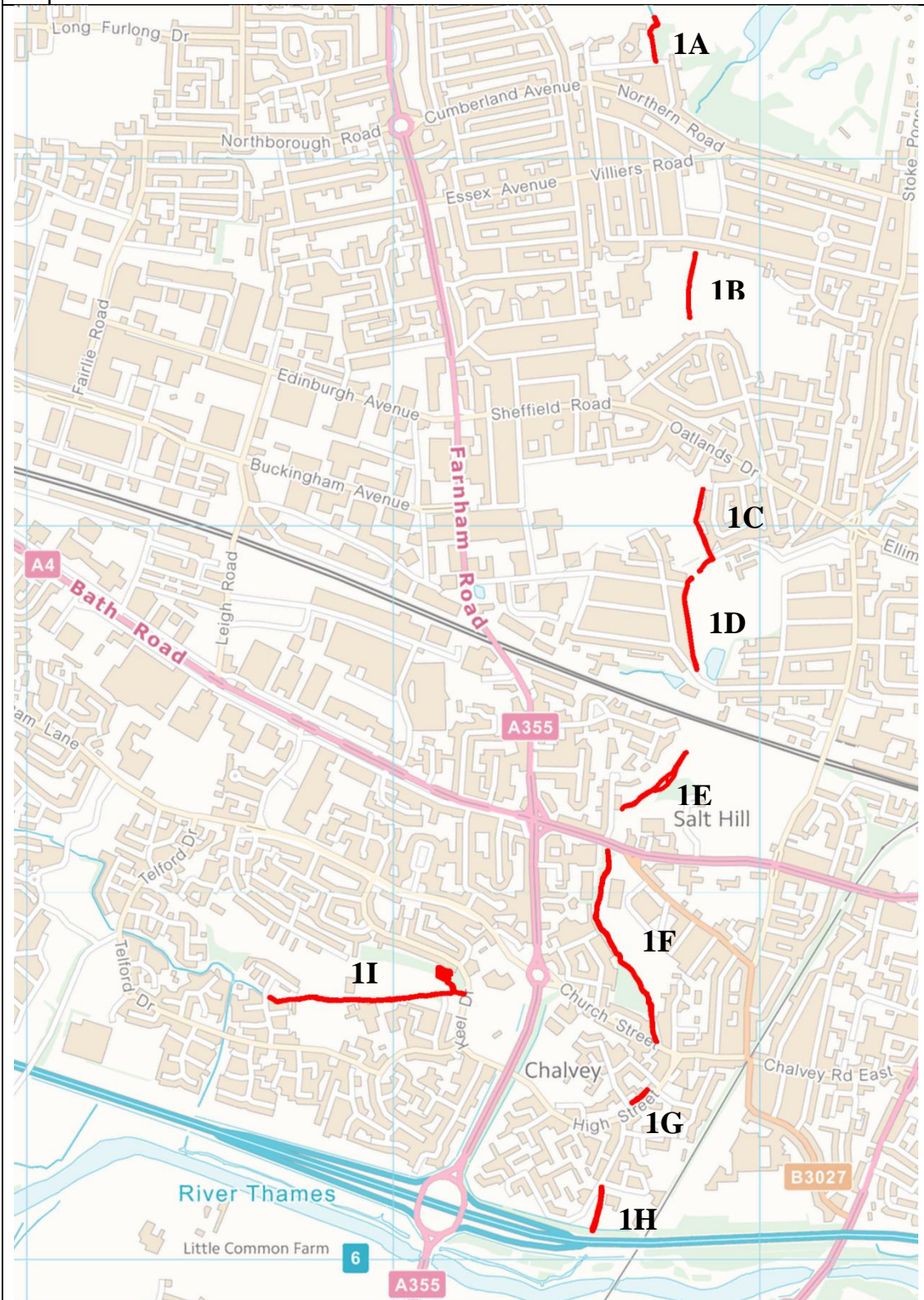
3.1.3 The information contained within each Site Schedule and any additional information in Appendix b has been produced by the person or organisation that has made the proposal.

3.2 Location Maps

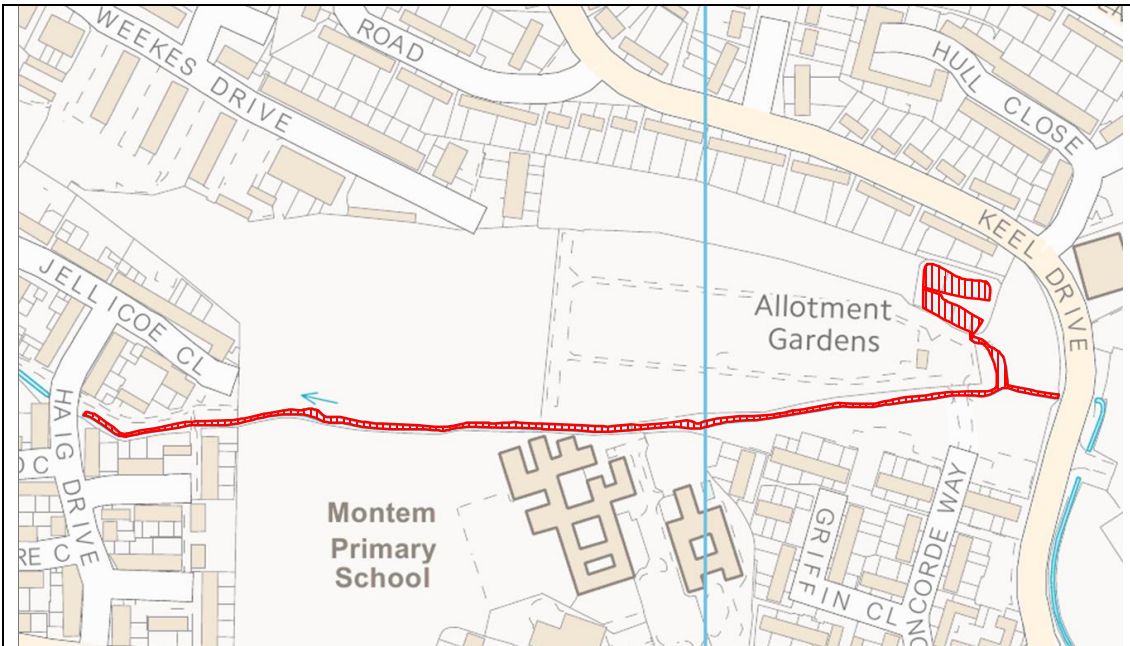
3.2.1 As there are so many sites these are not repeated here. They are available to view in part 1 of this document or during the consultation period from a link online at www.slough.gov.uk/localplan

Site Reference : 1			
Other Proposals for or including elements of the same site:		None	
Site Address	The Salt Hill stream and its tributaries		
Proposed use:	Blue/green wildlife corridor with enhanced habitat, reduced flooding, co-designed, created, managed by locals to improve residents quality of life.		
Total Site Area (hectares)	0.78	Grid references : This proposal covers the Salt Hill Stream running through Slough so there are 9 seperate sites that make up this proposal	1A: 496705, 182326 1B: 496806, 181655 1C: 496836, 180987 1D: 496803, 180733 1E: 496744, 180304 1F: 496597, 179853 1G: 496161, 179741 1H: 496675, 179443 1I: 496560, 179136
Description of development: Note: Additional information in Appendix	The proposal will protect the Salthill stream and catchment, enhancing the many benefits to wildlife and people provided by water as a resource. The project will create new wildlife habitats such as ponds, wet woodlands, riverside wetlands alongside a daylighted, re-meandered stream with new interconnecting paths and interpretation to allow people safe access and enjoyment of the features. Protection of the proposed sites will help deliver Water Framework Directive objectives and SBC Local Plan objectives, particularly in health and well-being through enhanced biodiversity and green infrastructure provision. The local community will aid design and management and are central in delivering better places for people and wildlife namely, a cleaner stream with less litter and pollution; new and restored wetlands, SuDS in schools and community centres, flood attenuation (via storage wetlands) and a healthier and happier local population helped by volunteering, new skills, confidence, knowledge.		
Site features:	In-channel morphological features, riparian bank side habitats alongside floodplain landscape with wildlife, flood alleviation and human well-being values.		
Constraints	There are underground services within the site proposal. Ground surveys will be undertaken prior to work beginning on the ground. There are flood management issues that will be resolved prior to any design, it will be ensured that there will be a net increase of flood storage within the sites.		
Promoter:	Wildfowl and Wetlands Trust (WWT)		
Proposer type	Other		
Current Ownership details	Multiple ownership		

Map - All sites

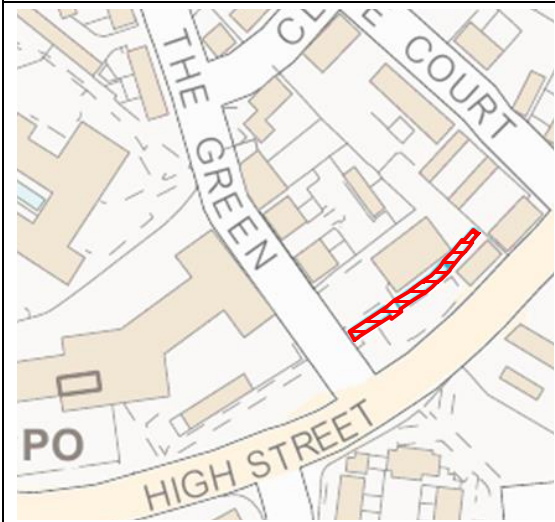


Component parts	
Part 1A - Site Area : 0.03 ha	Part 1B - Site Area : 0.03 ha
<p>School</p>	
Part 1C - Site Area : 0.05 ha	Part 1F - Site Area : 0.17 ha
Part 1D - Site Area : 0.05 ha	
Part 1E - Site Area : 0.15 ha	
Part 1G - Site Area : 0.22 ha	



Part 1H - Site Area : 0.02 ha

Part 1I - Site Area : 0.02 ha

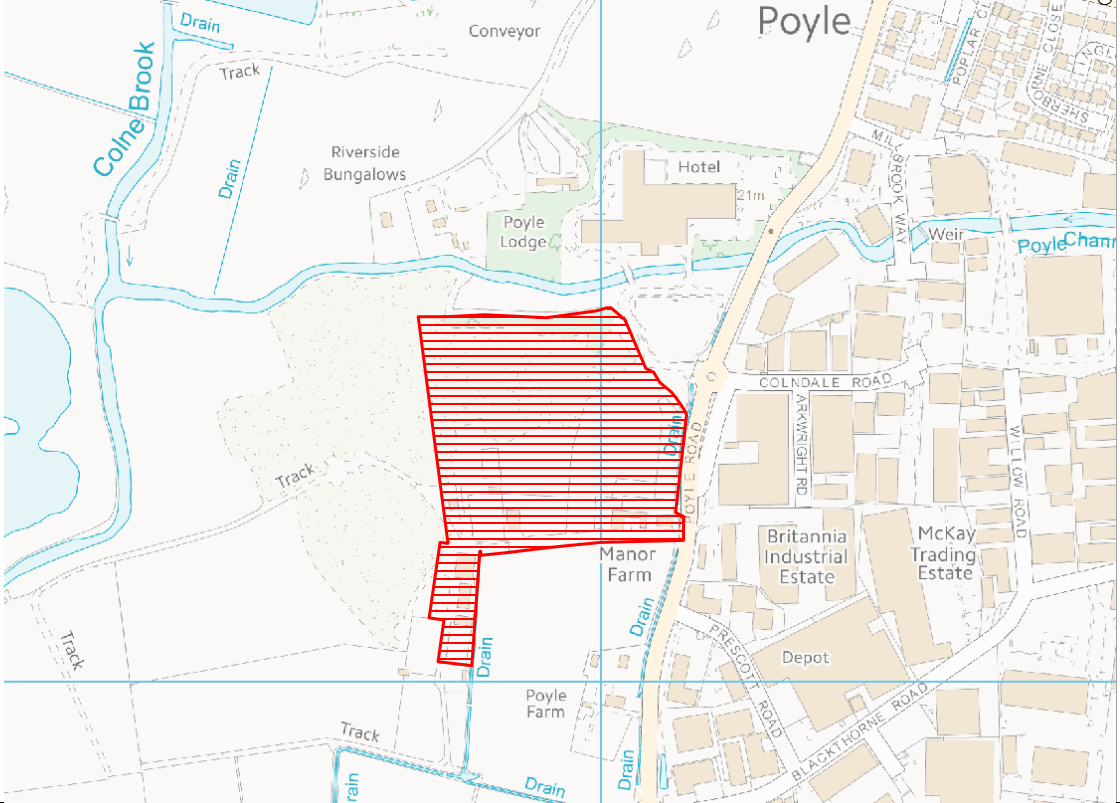


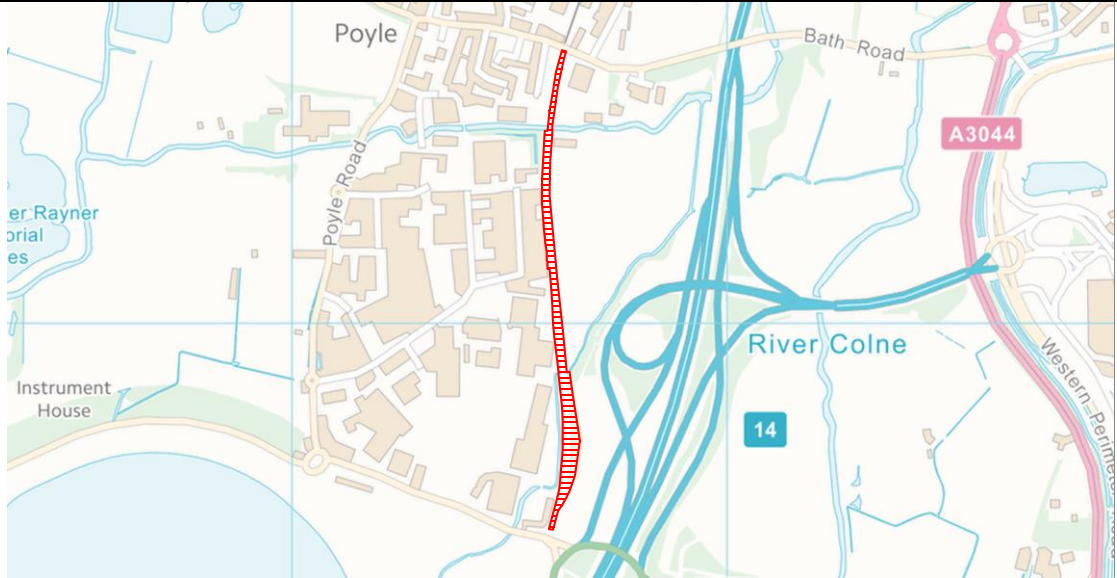
Site Reference : 2			
Other Proposals for or including elements of the same site		None	
Site Address	National Grid, Uxbridge Road		
Site Area (hectares)	3.88	Grid reference	498849, 180153
Proposed use:	Redevelopment of site in medium term for residential purposes.		
Description of development:	<p>The site comprises a gas depot accommodating a mixed range of office and storage buildings, open storage and parking areas with a gas holder situated in the north-west corner of the site. The site is currently operational but may become available for redevelopment in the long term (more than 10 years) at which point it will be cleared and remediated. It is designated as an 'Existing Business area' on the Slough Local Development Framework Proposals Map 2010.</p>		
Note: Additional information in Appendix	<p>In order to take advantage of the site's central location and good accessibility, it is considered suitable for redevelopment for medium density residential purposes to provide predominantly family market housing with suitable levels of amenity and play provision. Affordable housing would be provided in accordance with planning policy requirements subject to an assessment of viability. A boundary planting scheme would ensure a satisfactory relationship with neighbouring uses.</p>		
Site features:	<p>The site comprises an operational gas depot with a gas holder in the north-west corner of the site. It will remain operation in the</p>		

	medium term.
Constraints	<p>The site is well situated for residential development falling in Flood Zone 1 and with easy access to Slough town centre and railway station. Whilst there are no rights of way across the site there are good footpath links along Uxbridge Road leading to Grand Union Canal to the north and the A4 to the south. There are bus routes operating along Uxbridge Road with stops already situated directly outside. There are established housing areas established to the north, east and south and Uxbridge Road is residential road apart from the subject site. A residential development could considerably improve the townscape along Uxbridge Road.</p> <p>The whole site will be the subject of an environmental investigation and appropriate remediation if brought forward for redevelopment.. The industrial development to the west will require an appropriate boundary treatment but this is not an unusual relationship.</p>
Promoter:	Cushman and Wakefield on behalf of National Grid
Proposer type	Landowner
Current Ownership details	Single owner

Site Reference : 3			
Other Proposals for or including elements of the same site		None	
Site Address	Land South of Colnbrook		
Site Area (hectares)	3A: 11.25 3B: 2.5 3C: 17.18	Grid reference	3A: 502435, 176874 3B: 502704, 176890 3C: 502898, 176590
Proposed use:	Agricultural arable land with some landfill and restoration. Commercial operation involved in heavy earthworks equipment. Large gravel workings yard.		
Description of development:	<p>NPPF sets out that LPAs should ensure that Local Plans meet the full, assessed needs for market and affordable housing. LPAs should plan for a mix of housing based on current and future demographic trends, market trends and different groups in the community. The site can be developed at a density which would respect the area's character and in layout which avoids any unacceptable impacts upon the neighbouring residential properties. The residential properties to the north have their gardens backing on to the potential land meaning the proximity of buildings would not be encroached upon too much. The size, shape and location of the site would not result in two urban areas from merging into one another. This site is not located within a Conservation Area or AONB, or other land designations.</p>		
Site features:	The lakes to be retained to enhance local visual amenity and open space.		
Constraints	Although being located within the Green Belt (GB), the site is located immediately adjacent to the residential area of		

	<p>Colnbrook. The site is easy walking distance to shops, local schools and public transport. The aim of the GB policy is to prevent urban sprawl by keeping land permanently open. However, suitable release sites on the edge of the GB should be released that are close to existing residential development, those which are not isolated countryside locations, those of which are of poor agricultural use and of little visual amenity and those which do not provide separation between residential areas.</p>
Promoter:	PJSA Limited
Proposer type	Landowner
Current Ownership details	Single owner

Site Reference : 4			
Other Proposals for or including elements of the same site		Site: 22	
Site Address		Poyle Manor Farm, Poyle Road	
Site Area (hectares)		5.66	Grid reference 502952, 176177
Proposed use:		Industrial and Warehousing development, or alternatively a distribution centre	
			
Description of development:		The proposal is to redevelop the entire site with a purpose built industrial and warehousing facility, or a distribution centre served by a new access road, lorry and car parking and landscaping works, taking advantage of the site's location in close proximity to London Heathrow Airport, including similar development likely to maintain Heathrow's leading role , in close proximity to the region's strategic road network, namely M25, M4 and M40 Motorways	
Site features:		11 'CLUDs' for various uses/operational development + a waste transfer facility, none worthy of retention, all conflicting with Green Belt policy	
Constraints		The site is in the Metropolitan Green Belt but a number of other similar forms of development have been allowed on appeal in neighbouring Authorities within close proximity of London Heathrow Airport under the "very special circumstances" test. Contrary to the Proposals Map, the site has not flooded at any time in accordance with the landowners knowledge	
Promoter:		c/o Tim North & Associates Ltd	
Proposer type		Landowner	
Current Ownership details		Multiple ownership	

Site Reference : 5			
Other Proposals for or including elements of the same site		Site: 93, 97, 111 and 113	
Site Address	Bath Road		
Site Area (hectares)	2.22	Grid reference	503602, 176077
Proposed use:	To create a path/narrow linear park on the former railway line to open onto Horton Road, Poyle connecting to the southern trail to Stanwell Moor.		
			
Description of development:	<p>To provide connectivity for foot and bicycle users, between Colnbrook east and Poyle (Horton Road) via Poyle Trading Estate, establishing an important link in the rights of way network for commuters and recreational users alike.</p> <p>Enhance biodiversity by careful management and improvement to the existing flora.</p> <p>Enhance the Poyle Channel at the northern section and the Wraysbury River at the southern section.</p> <p>Potential developments in and around Poyle should provide planning gain for land purchase (if required), to provide capital improvements to be accomplished and an endowment for ongoing management / maintenance of the path/linear park – this could be undertaken either by Slough Borough Council, the Colne Valley Park CIC or another suitable organisation.</p>		
Site features:	<p>This site, used as a footpath to the trading estate, there is an existing matured shrub border to the east, which could offer biodiversity gains.</p>		
Constraints	<p>Within the boundary of the Colne Valley Regional Park.</p> <p>Should be classified Green Belt.</p> <p>Narrow strip of land has little development use, unless combined with Highways England land at the southern section.</p> <p>Bringing this strip of land back into public use, and improving the visual aspect of the land, may act as a deterrent to the persistent fly-tipping and traveler incursions onto Highways England lane at the southern section.</p>		

Promoter:	Colne Valley Park CIC
Proposer type	Other
Current Ownership details	Unknown

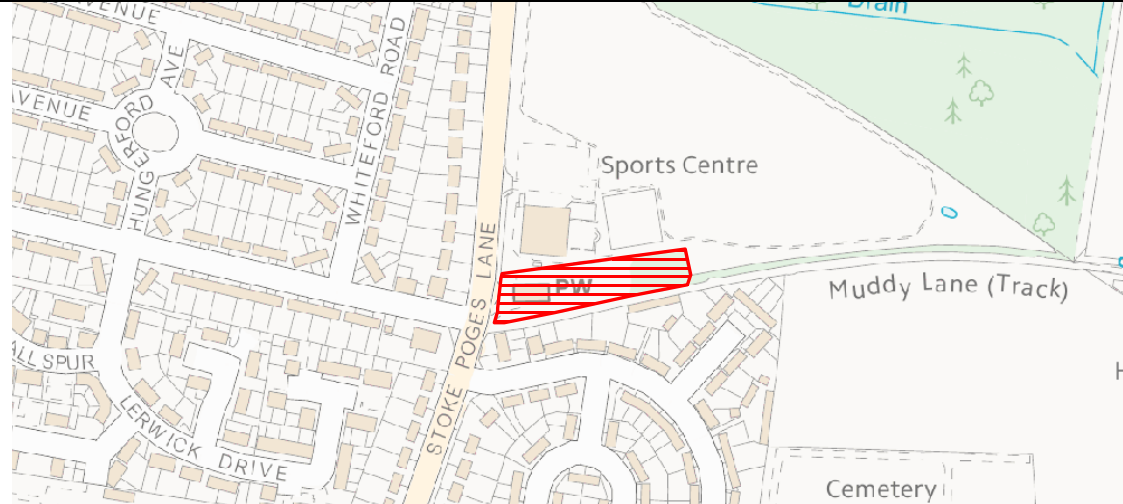
Site Reference : 6			
Other Proposals for or including elements of the same site		None	
Site Address	Bloom Park, Middlegreen Road		
Site Area (hectares)	1.58	Grid reference	499547, 179954
Proposed use:	Mixed Tenure Residential		
Description of development:	Circa 60 residential units comprising a mix of flats and houses addressing the retained and enhanced public open space.		
Site features:	Public Open Space.		
Constraints	None that we are aware of.		
Promoter:	Slough Borough Council		
Proposer type	Landowner		
Current Ownership details	Single owner		

Site Reference : 7			
Other Proposals for or including elements of the same site		None	
Site Address	Brunel Place, Wellington Street		
Site Area (hectares)	0.17	Grid reference	497654, 180050
Proposed use:	A residential-led, mixed use development with a proportion of retail use.		
Description of development:	<p>Residential-led, mixed-use development. Significant contribution to the Borough's housing targets.</p> <p>Landmark scheme which will exhibit high quality design and will be compatible with and enhance - its surroundings, including 2 emerging office developments.</p> <p>High proportion of the housing will be delivered as PRS.</p> <p>An allocation for a range of uses for this highly sustainable town centre site including residential will contribute to the delivery of the wider 'Heart of Slough' regeneration objectives; it will be compatible with nearby approved commercial uses, promote sustainable travel choices, and provide a significant contribution towards the Borough's housing targets.</p>		
Site features:	<p>Highly sustainable Town Centre location previously developed land, excellent access to public transport. Appropriate for higher density development.</p>		

Constraints	<p>There is a historic 2007 allocation for the site to come forward as office use. Market has changed significantly since: a decline in demand for commercial property as a result of the economic downturn, and emergence of new sectors eg PRS.</p> <p>Restrictive land use allocations from 9 years ago do not allow sufficient flexibility or adaptability to changing market demands. Flexibility in plan-making is at the heart of the NPPF:</p> <ul style="list-style-type: none"> -Local plans should meet objectively assessed needs -Policies should be flexible enough to accommodate needs not anticipated in the plan and to allow a rapid response to economic changes <p>Plans should take account of market signals</p> <ul style="list-style-type: none"> -Plans should set out a clear strategy for allocating sufficient land which is suitable for development in their area <p>An allocation that promotes a flexible approach will ensure the Borough's Plan is deliverable, can meet local needs, can deliver wider development plan objectives, and that the policy can adapt to change.</p>
Promoter:	Bilfinger GVA (agent)
Proposer type	Other
Current Ownership details	Single owner

Site Reference : 8			
Other Proposals for or including elements of the same site		None	
Site Address	Land to the west of Hollow Hill Lane, Between Railway and Grand Union Canal		
Site Area (hectares)	9.67	Grid reference	502007, 179914
Proposed use:	Allocate part of the site for residential so that the remaining part can be identified for biodiversity improvements (as shown on the attached plan).		
Description of development:	<p>Residential development is proposed on the north and east of the site, which are the areas of less biodiversity interest. The southern area of the site, around Horton Brook, is left undeveloped and improved. Biodiversity improvements should ensure that the undeveloped part of the site has greater biodiversity interest consistent with the informal nature reserve designation.</p>		
Note: Additional information in Appendix	<p>Development in this location is likely to comprise a mix of smaller apartments and larger family homes.</p> <p>This is a very sustainable site, being within close walking distance of Langley local facilities, employment opportunities and rail station and adjacent to the Grand Union Canal. It offers the opportunity to build upon the potential development of the Langley Oil Terminal Site (identified as Site Allocation SLK4).</p>		
Site features:	<p>The site is identified as SSA24 as a Non-Statutory Informal Nature Reserve. The site does not currently satisfy the Local Wildlife Sites criteria.</p>		

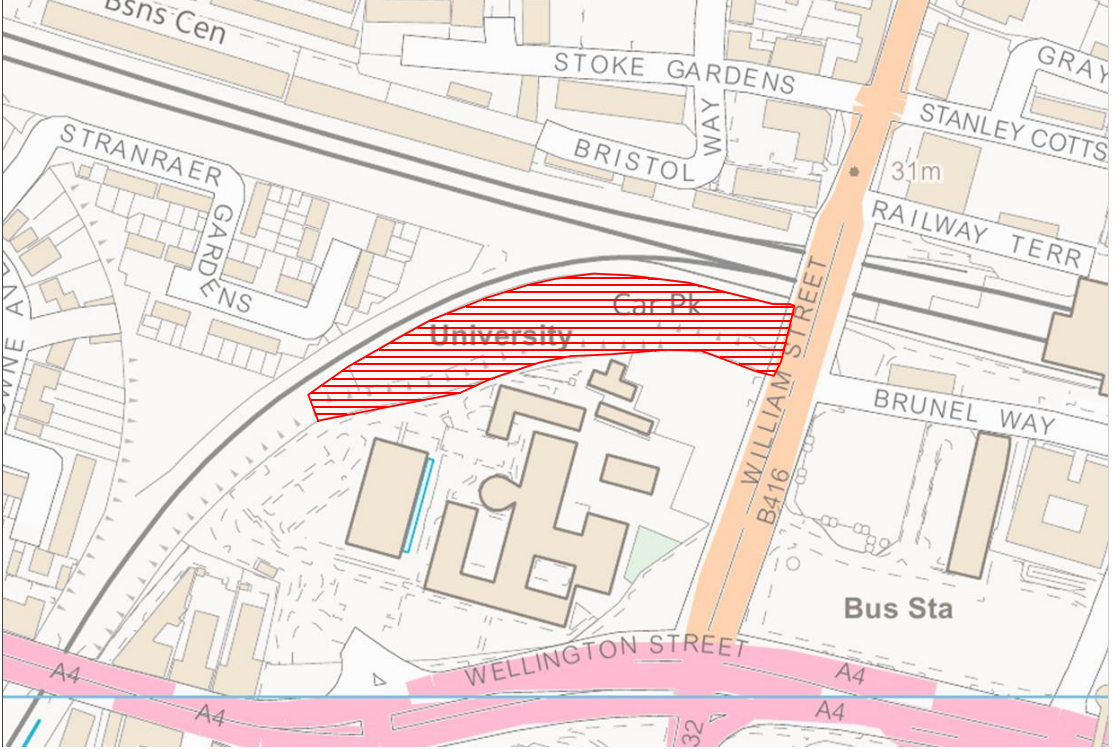
Constraints	<p>Biodiversity and flooding issues will need to be dealt with. However, the design and layout approach (whereby much of the south part of the site, adjacent to Horton Brook) is left open will enable the necessary mitigation to be implemented.</p> <p>The site does not currently satisfy the Local Wildlife Sites criteria. Our understanding is that there are still opportunities on the site for habitat enhancement and general biodiversity improvements. An opportunity, as shown on the attached plan, is to allocate part of the site for residential in order that the remaining part can be properly identified for biodiversity improvements. This area could be laid out and managed (using the value generated by the residential development) to enhance biodiversity. This could include public access if appropriate.</p> <p>A full tree survey would be required in order ensure that the proposal is designed around trees appropriate for retention.</p>
Promoter:	Thorney Lane LLP c/o Savills
Proposer type	Landowner
Current Ownership details	Single owner

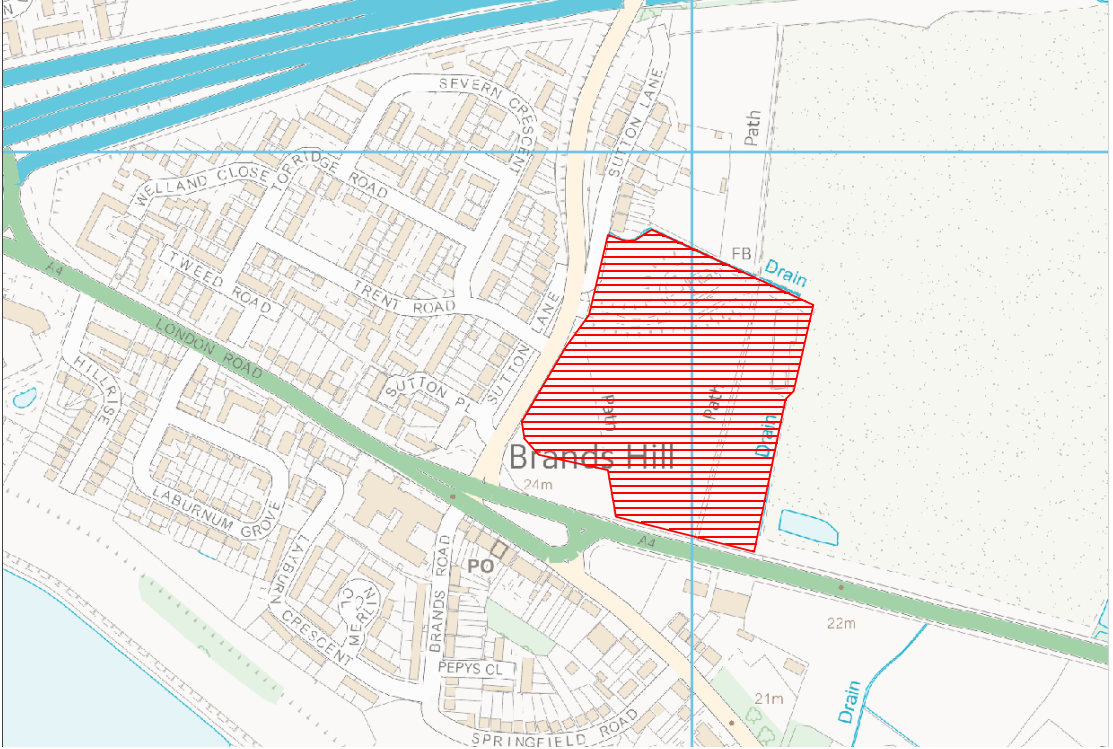
Site Reference : 9			
Other Proposals for or including elements of the same site		Site: 47	
Site Address	St John the Baptist Church, Stoke Poges Lane		
Site Area (hectares)	0.35	Grid reference	497461, 181684
Proposed use:	Church uses on the front of the site (rebuilt church and hall and a new vicarage). New much needed housing on the remainder of the site.		
			
Description of development:	<p>The existing church & hall on this site are in poor condition and would be demolished. The Diocese seeks to amalgamate St Michael's (Whitby Road) with St John the Baptist facilities as there is no longer a need for two churches and halls in such close proximity. The facilities would be moved to St John the Baptist site and would be much better than existing. The front of this site would be redeveloped to provide a new church, hall and vicarage. The remainder of the site would be developed for housing. The type, design, scale and density of new dwellings would be in keeping with the existing residential area. High quality landscaping would be included, together with appropriate amenity space, parking and access from Stoke Poges Lane. The design and siting of the development would ensure there would be no adverse impacts on the amenity of neighbouring residential properties. (See separate Site Nomination Form for St Michael's Church site).</p>		
Site features:	Church & hall in poor condition and do not contribute positively to the character of the area. The site would be enhanced with a redevelopment scheme.		
Constraints	<p>The site is green belt (GB) and is surrounded on three sides by development. It should be removed from the GB as it no longer serves its purpose. It does not:</p> <ul style="list-style-type: none"> - check the unrestricted sprawl of large built-up areas; - prevent neighbouring towns merging into one another; - assist in safeguarding the countryside from encroachment; or - preserve the setting and special character of historic towns; - assist in urban regeneration. 		

	<p>However, if kept in the GB, the front part of the site is previously developed and is an exception site. It would not be necessary to demonstrate very special circumstances (VSCs). The VSCs to justify development on the rear part of the site include delivering much needed housing to fund replacement community facilities. These benefits would outweigh any harm to the GB.</p> <p>The site is owned by a single landowner and is available for development immediately.</p>
Promoter:	The Vicar and Churchwardens of The Parish of St John the Baptist, Manor Park and St Michael, Whitby Road
Proposer type	Landowner
Current Ownership details	Single owner

Site Reference : 10			
Other Proposals for or including elements of the same site		Site: 48	
Site Address	St Michael's Church, Whitby Road		
Site Area (hectares)	0.19	Grid reference	496548, 180908
Proposed use:	Redevelopment of site for much needed housing.		
Description of development:	<p>The existing church, hall & vicarage on this site are in poor condition and would be demolished. The Diocese seeks to amalgamate St Michael's with St John the Baptist (Stoke Poges Lane) facilities as there is no longer a need for two churches and halls in such close proximity. The facilities would be moved to St John the Baptist site. The replacement facilities would be much better than existing. The St Michael's site would then be redeveloped to provide housing. The type, design, scale and density of new dwellings would be in keeping with the existing residential area. The existing access to Whitby Road would be retained. High quality landscaping would be included, together with appropriate amenity space and parking provision. The design and siting of the housing would ensure there would be no adverse impacts on the amenity of neighbouring residential properties. (See separate Site Nomination Form for St John the Baptist Church site).</p>		
Site features:	<p>Church, hall & vicarage in poor condition. Do not contribute positively to area. Site has no land use designation. Would be enhanced with new scheme.</p>		

Constraints	The site is within the existing urban area and has no land use designations. It is owned by a single landowner and is available for development immediately. The loss of the community facility on this site will be replaced on the St John's site in accordance with Core Policy 6 of the Core Strategy 2008.
Promoter:	The Vicar and Churchwardens of the Parish of St John the Baptist, Manor Park and St Michael, Whitby Road
Proposer type	Landowner
Current Ownership details	Single owner

Site Reference : 11			
Other Proposals for or including elements of the same site		Site: 119	
Site Address	Slough West Car park and maintenance yard, William Street		
Site Area (hectares)	0.94	Grid reference	497518, 180184
Proposed use:	A mixed use redevelopment of this site and adjacent land to south is proposed including residential, commercial and a hotel.		
			
Description of development:	As noted above a mixed use development is proposed in this area. It is understood that as some of the adjacent land is in the ownership Slough Borough Council. the council are already aware of this proposal and the site's development potential.		
Note: Additional information in Appendix			
Site features:	No - but see constraints section below regarding exciting facilities that will need re-location if site is developed.		
Constraints	Main constraint from a Network Rail perspective is that development of the site would require relocating the existing maintenance depot and re-providing an equivalent amount of station parking elsewhere.		
Promoter:	Network Rail		
Proposer type	Landowner		
Current Ownership details			

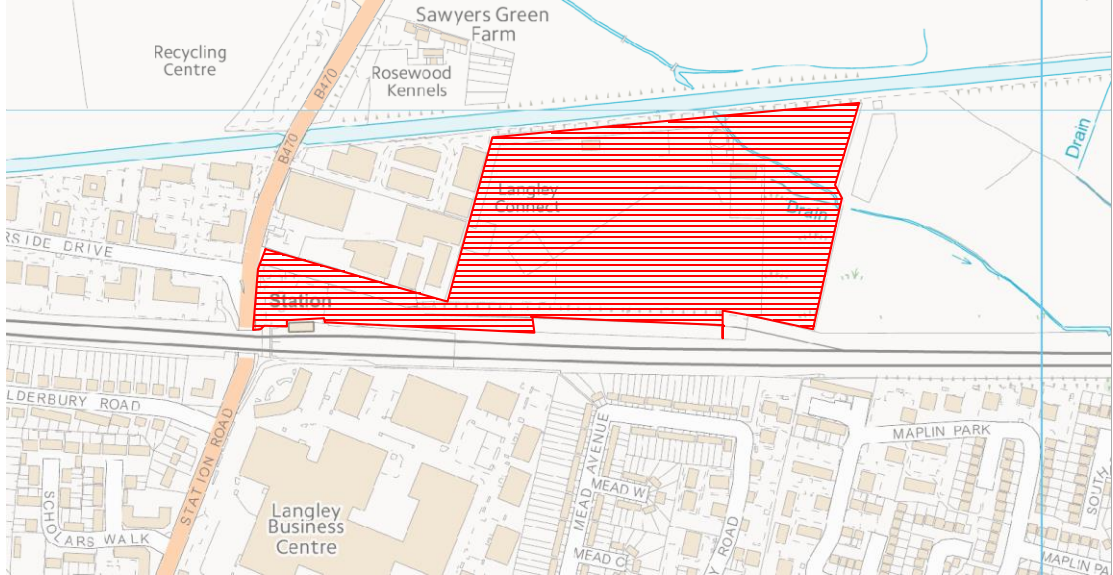
Site Reference : 12			
Other Proposals for or including elements of the same site		None	
Site Address	Land adjacent to Trent Road, Trent Road		
Site Area (hectares)	5.02	Grid reference	501985, 177781
Proposed use:	The current use is agricultural arable land which has poor agricultural value.		
			
Description of development:	<p>Commercial and/or Residential. NPPF sets out that LPAs should ensure that Local Plans meet the full, assessed needs for market and affordable housing. LPAs should plan for a mix of housing based on current and future demographic trends, market trends and different groups in the community. The site can be developed at a density which would respect the area's character and in layout which avoids any unacceptable impacts upon the neighbouring residential properties. The residential properties to the north have their gardens backing on to the potential land meaning the proximity of buildings would not be encroached upon too much. The size, shape and location of the site would not result in two urban areas from merging into one another. This site is not located within a Conservation Area or AONB, or other land designations. The NPPF states LPAs should bring commercial development into their strategic plan. They should expect commercial development near to suitable residential developments.</p>		
Site features:	Unknown		
Constraints	<p>Although being located within the Green Belt (GB), the site is located immediately adjacent to the residential outskirts of Slough to the West and commercial property to the South of London Road/Colnbrook By-Pass. The site is easy walking</p>		

	distance to shops, local schools and public transport. The aim of the GB policy is to prevent urban sprawl by keeping land permanently open. However, suitable release sites on the edge of the GB should be released that are close to existing residential development, those which are not isolated countryside locations, those of which are of poor agricultural use and of little visual amenity and those which do not provide separation between residential areas.
Promoter:	PJSA Limited
Proposer type	Landowner
Current Ownership details	Single owner

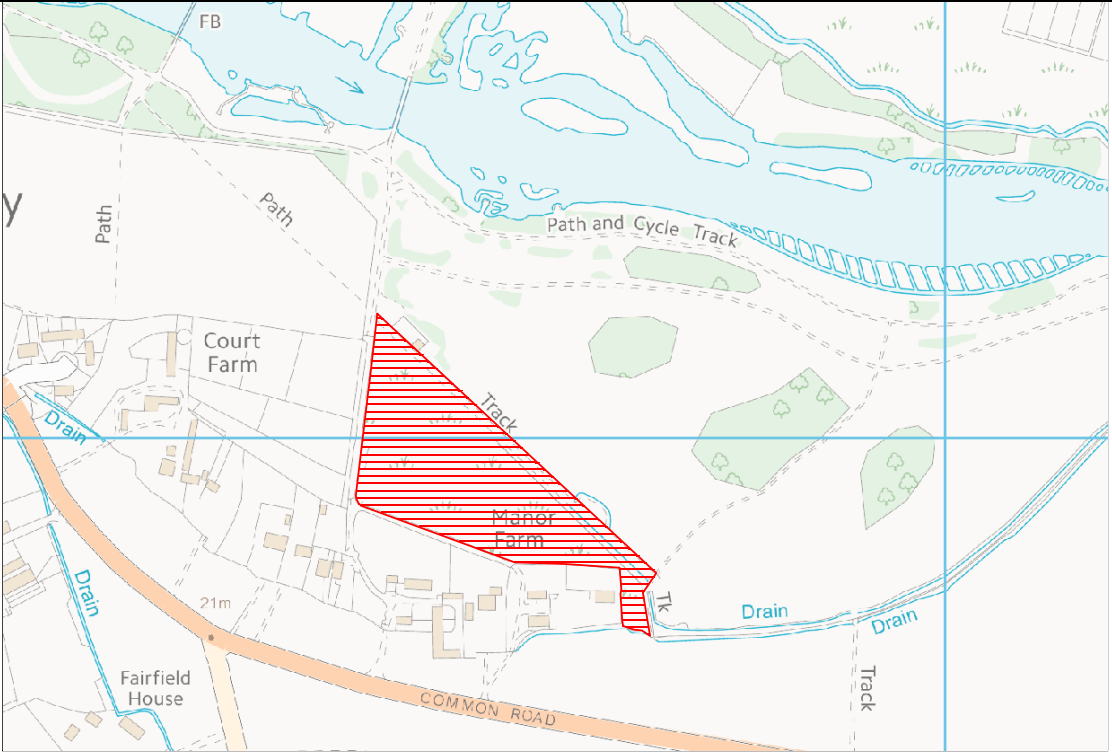
Site Reference : 13			
Other Proposals for or including elements of the same site		None	
Site Address	Langley Business Centre , Station Road		
Site Area (hectares)	6.82	Grid reference	501351, 179632
Proposed use:	The site is currently occupied by 18 commercial buildings of various sizes and configurations. The site has been in use for a range of B Class uses.		
Description of development:	<p>The site comprises a 6.8ha brownfield site adjacent to Langley station. 2.9 hectares of the site is already allocated for a mix of uses including an A1 food retail store and a mix of town centre uses and residential development. The allocated part of the can accommodate 290 dwellings, a gym and c.4,000sqm of retail floorspace including a 2,650sqm foodstore.</p> <p>The remaining 3.9 hectares of the site has the capacity to accommodate more residential development, including family sized units along southern and eastern boundaries of the site which would be reflective of the established residential character and provide a mix of housing types. The remaining 3.9 hectares could yield a further 150 - 200 dwellings.</p> <p>The site could therefore yield c.500 dwellings comprising a mix of housing types including family housing and units for smaller households.</p>		
Note: Additional information in Appendix			
Site features:			
Constraints	The area of the site that is excluded by Policy SSA23 of the Site Allocation Development Plan Document 2010 is the subject of Core Strategy Policy 5 (Employment). This policy states that		

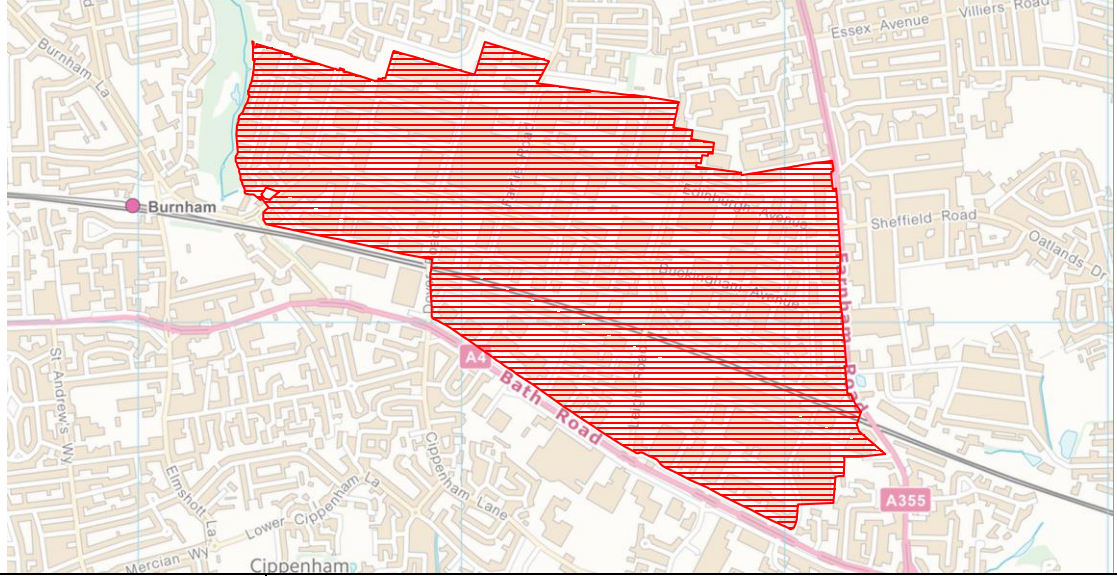
	<p>there will be no loss of the defined Existing Business Area to non-employment generating uses, especially where this could reduce the range of jobs available.</p> <p>This policy requirement will need to be reviewed in the light of an up-to-date Employment Land Review, having regard to employment land demand and supply, relative to the need for housing land.</p>
Promoter:	C/O Columbia Threadneedle Portfolio Services
Proposer type	Landowner
Current Ownership details	Single owner

Site Reference : 14			
Other Proposals for or including elements of the same site		None	
Site Address	Land at Speedway Farm, Colnbrook By-Pass		
Site Area (hectares)	2.31	Grid reference	502575, 177389
Proposed use:	Storage and Distribution (Class B8) with ancillary offices.		
Description of development:	<p>Redevelopment of the Site for the construction of storage and distribution (Class B8) with ancillary offices.</p> <p>The site benefits from location close to Heathrow Airport and envions links to the strategic highway network with convenient access to the M4 and M25.</p>		
Site features:	The site contains existing buildings which would be redeveloped, as well as envions transport links.		
Constraints	The site is located in the Green Belt and the Strategic Gap between Slough and Greater London. The Site is located within an area liable to flooding.		
Promoter:	Barton Willmore (on behalf of SEGRO)		
Proposer type	Other		
Current Ownership details	Single owner		

Site Reference : 15			
Other Proposals for or including elements of the same site		None	
Site Address	Former Oil Depot, Station Road		
Site Area (hectares)	7.66	Grid reference	501536, 179893
Proposed use:	Residential. Please refer to appendix.		
			
Description of development:	<p>DB Schenker is of the opinion that it has clearly demonstrated the potential of the site to accommodate residential development. It remains keen to work with the Borough to realise the shared ambition for a residential development. Moreover, DB Schenker considers the site's planning prospects, from a sustainable development perspective, to have improved since formal discussions around a detailed proposal were last held.</p>		
Note: Additional information in Appendix	<p>Putting this in context, work is being undertaken at Langley Station to deliver a number of enhancements in preparation for the new Crossrail services. From the end of 2017 the station will be run by Transport for London as part of London's integrated transport network. When Crossrail fully opens in 2019, four services an hour in each direction will serve Langley station, placing it within 25 minutes of Paddington Station. Connectivity to both Slough and the wider city-region will therefore be considerably enhanced.</p>		
Site features:	Please refer to appendix		
Constraints	Please refer to appendix.		
Promoter:	Colliers on Behalf of DB Schenker		
Proposer type			
Current Ownership details			

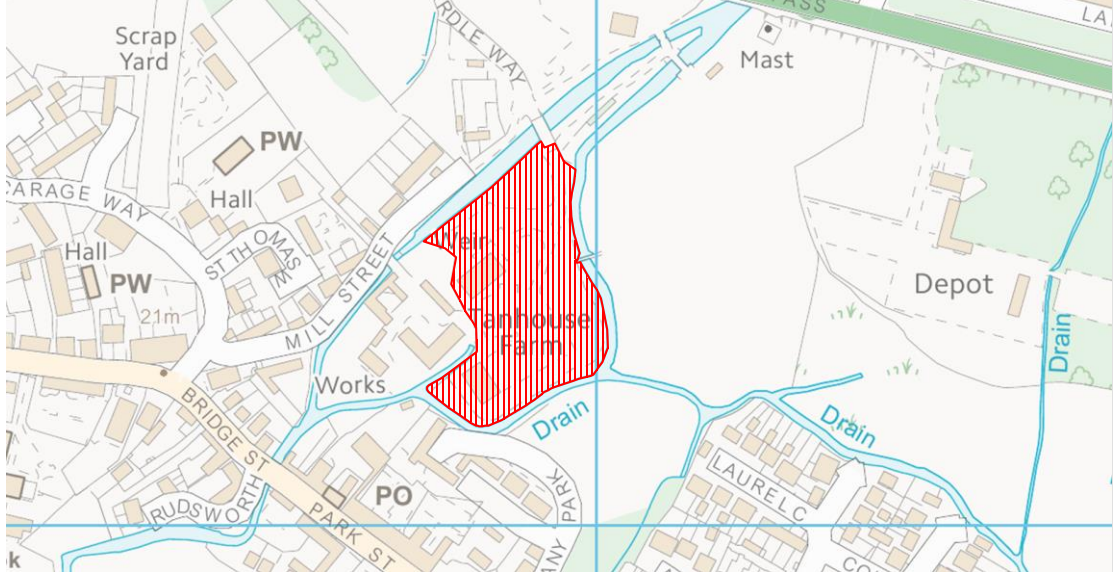
Site Reference : 16			
Other Proposals for or including elements of the same site		None	
Site Address	Land South of Colnbrook By-pass, Poyle		
Site Area (hectares)	1.99	Grid reference	503587, 177040
Proposed use:	B2/B8 development of up to c.25,000 sq m, or other mixed-uses including potentially residential.		
Description of development:	B2/B8 industrial/logistics development of a range of units, or other mixed-use development, likely totalling up to 25,000 sq m, accessed from the existing vehicular access of Colnbrook Bypass.		
Note: Additional information in Appendix	Access from the existing access off the By-pass - no issues with access or network.		
Site features:	Site is currently derelict open scrubland - no public access.		
Constraints	Green Belt. A Green Belt assessment of the site accompanies this submission. Flood Zone 2.		
Promoter:	CBRE Ltd.		
Proposer type	Landowner		
Current Ownership details	Single owner		

Site Reference : 17			
Other Proposals for or including elements of the same site		None	
Site Address	Land at Manor Farm, Common Road		
Site Area (hectares)	2.5	Grid reference	493623, 178969
Proposed use:	Residential		
			
Description of development:	The site has residential houses to the south of it.		
Site features:			
Constraints			
Promoter:	Thames Water Utilities Ltd		
Proposer type	Landowner		
Current Ownership details	Single owner		

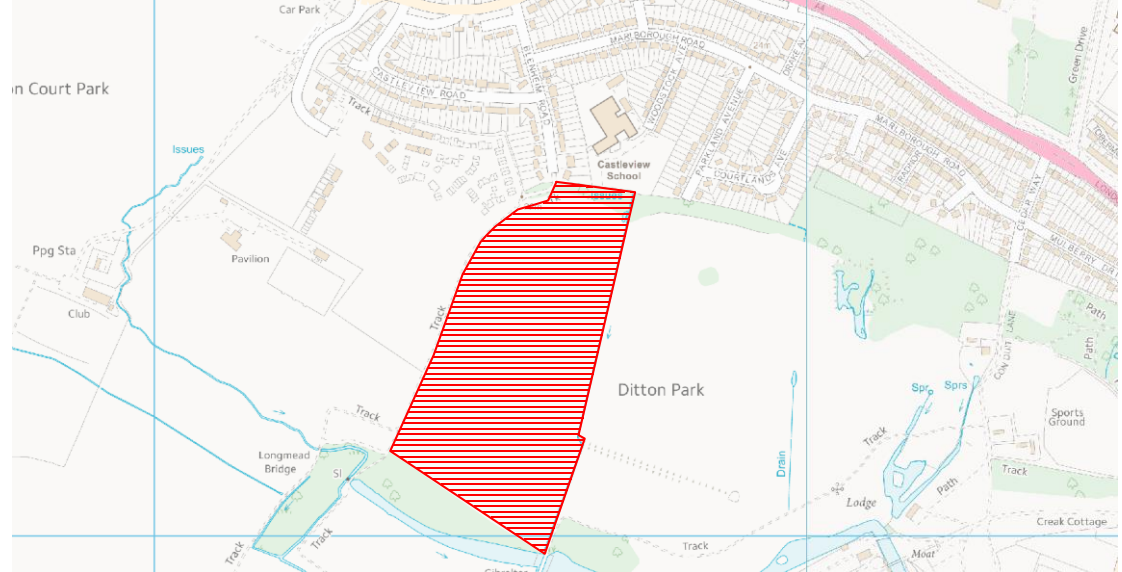
Site Reference : 18			
Other Proposals for or including elements of the same site		None	
Site Address	Slough Trading Estate		
Site Area (hectares)	161.54	Grid reference	495304, 181115
Proposed use:	Uses permitted under Site Allocation SSA4 i.e. A1, A3, B1a, B1b, B1c, B2, B8, C1, C2, C3, D1, D2 and Sui Generis		
			
Description of development:	<p>The STE is the largest estate of its kind in single ownership in Europe catering for over 400 occupiers. The STE's attractiveness to business is partly a function of its accessibility to the M4, M25, Heathrow Airport and Central London, but also because of its critical mass in terms of business linkages and the existing employment base.</p> <p>A policy promoting similar uses to those accepted under Policy SSA4 of the Site Allocations DPD is supported to aid the regeneration of the Estate.</p> <p>The scale and nature of the proposed retail, hotel and leisure uses (apart from those in the Farnham Road) should be of a scale which would predominately serve the needs of the Trading Estate to minimise the impact on the vitality and viability of the Farnham Road District centre and Slough Town Centre.</p> <p>The Trading Estate has been designated as a SPZ and this should continue to be supported.</p> <p>The Trading Estate will need to continue to evolve to serve the needs of the knowledge based industries.</p>		
Site features:	It is important the Estate's regeneration continues, to attract inward investment, create jobs and improve skills and training to local people		
Constraints	Utilities at various locations throughout the Estate.		

	<p>There is an existing Estate-wide parking cap in operation whereby Slough's current policy position is one of no overall increase in parking.</p> <p>Building heights in the Estate are limited to four storeys except at key gateway locations as per Site Allocations Policy SSA4.</p>
Promoter:	Barton Willmore (on behalf of Slough Trading Estate Limited)
Proposer type	Other
Current Ownership details	Single owner

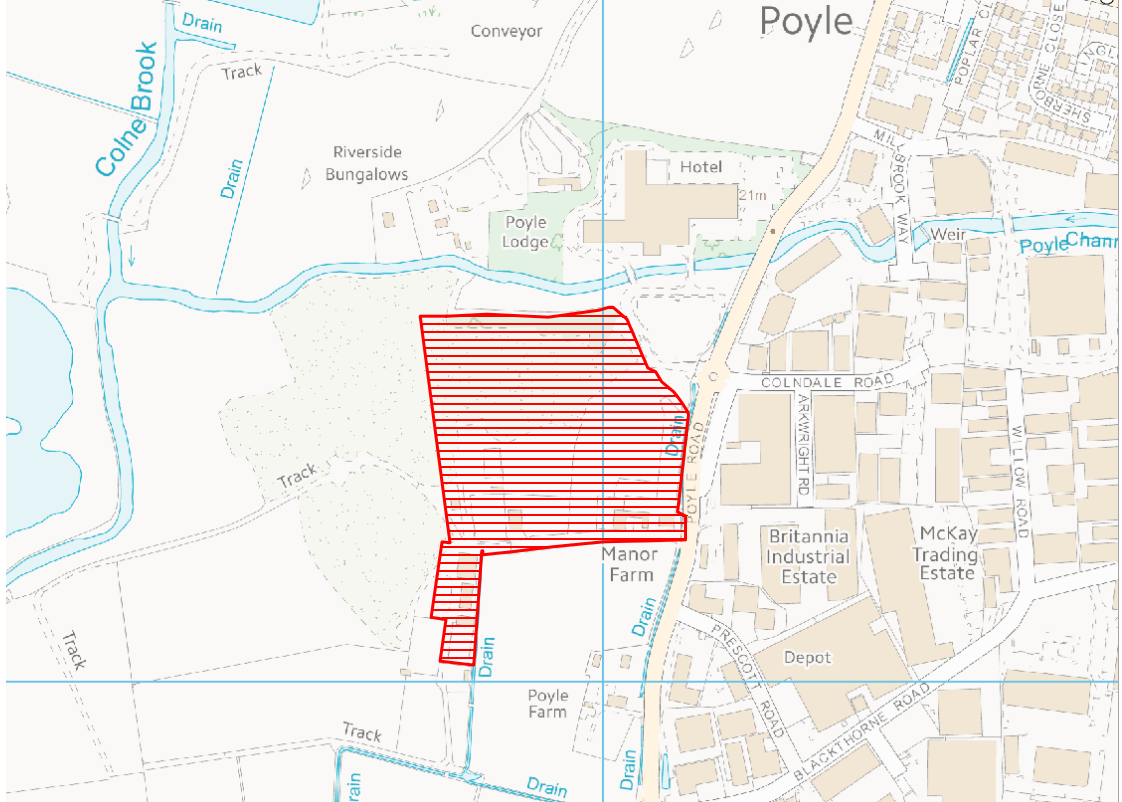
Site Reference : 19			
Other Proposals for or including elements of the same site		None	
Site Address		Land South of Kennedy Park	
Site Area (hectares)		2.95	Grid reference 494992, 182120
Proposed use:		Residential (C3)	
Description of development:		Redevelopment of the Site to provide a residential scheme comprising a mix and density that responds positively to the character of the surrounding residential areas and the requirements of the emerging SHMA. Concept Proposal shown on Drawing SL-P-07.	
Note: Additional information in Appendix			
Site features:		Established residential with existing services and facilities and benefits from an established access route from Lovegrove Drive.	
Constraints		Potential Contamination issues	
Promoter:		Barton Willmore (on behalf of Slough Trading Estate Limited)	
Proposer type		Other	
Current Ownership details		Single owner	

Site Reference : 20			
Other Proposals for or including elements of the same site		Site: 37 and 83	
Site Address	Land at McArdle Way, Colnbrook		
Site Area (hectares)	1.4	Grid reference	502931, 177189
Proposed use:	The proposed change of use is from office/light industrial to residential dwellings on the site.		
			
Description of development:	<p>The site is currently leased until September 2019 to a construction solutions company. Once the site becomes available a residential redevelopment that is sympathetic to rural village location would be sought. Its relationship within the historic village of Colnbrook and the listed buildings at Tan House Farm would encourage a traditional farmhouse style of dwellings in courtyard or terraced layout for dwellings.</p> <p>A density of 30 dwellings per hectare would be sought resulting in a development of 40-50 dwellings. Development will seek to incorporate affordable housing, including possible starter home dwellings subject to the forthcoming proposals for this tenure.</p> <p>The existing access from McArdle Way will be suitable for the proposed development.</p>		
Site features:	The site is bordered by the Colne Brook which is a small watercourse. The borders of the site comprise trees and hedgerows that would be retained		
Constraints	<p>Half of the land to the north is in the Green Belt and Strategic Gap. However, given that the land is previously developed and that there is significant demand for housing land it is considered that it would be suitable for Green Belt release (subject to more detailed justification in further representations).</p> <p>The existing operation is not well suited to the rural and historic character of the village and the proposed development</p>		

	<p>represents an opportunity to improve the historic setting of Colnbrook.</p> <p>The Colnbrook Conservation Area covers half of the site to the south this designation represents an opportunity to control a scheme of exception design quality in keeping to the style and materials of Tan House Farm and the local vernacular.</p> <p>Development will protect existing trees, which border the site and will be sufficiently distanced from their root protection areas.</p> <p>The area is not in an area of flood risk but development will incorporate sustainable drainage systems.</p>
Promoter:	McArdle Properties Ltd
Proposer type	Landowner
Current Ownership details	Single owner

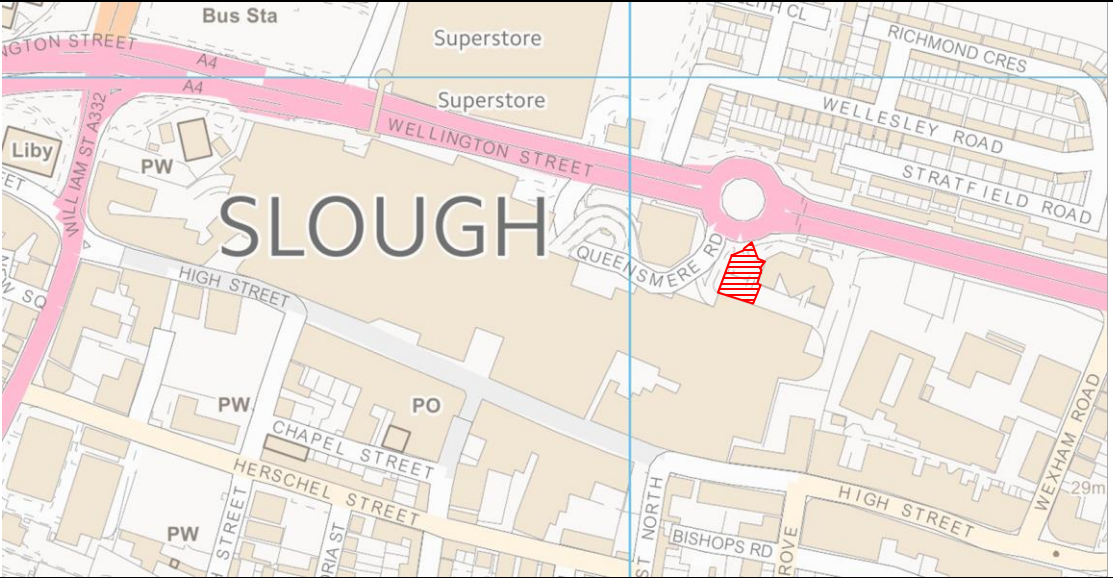
Site Reference : 21			
Other Proposals for or including elements of the same site		None	
Site Address	Land South of Castlevew		
Site Area (hectares)	11.85	Grid reference	499549, 178257
Proposed use:	102-119 new homes (30-35dph) Land available for a primary school 4.5ha of publically accessible open space 1.4ha of structural planting		
			
Description of development: Note: Additional information in Appendix	<p>The Illustrative Master Plan – Capacity Study shows residential development would be restricted to the northern part of the site adjacent to the southern edge of Slough with land available for a school at the centre of the site.</p> <p>A substantial area of public open space with a parkland character would be provided in the southern area to maintain openness.</p> <p>Development at the eastern edge closest to Ditton Park would be low density with building heights restricted to two storeys compared to two and half storeys elsewhere on site.</p> <p>A substantial woodland belt would be provided along the eastern edge to restore a strong rural character and appropriate enclosure to the western edge of Ditton Park.</p> <p>Not only would it screen the proposed development, but also the recent development further to the west.</p> <p>A historic tree-lined ride and enclosure known as 'Whittles Close' would be restored whilst the 'park pale' on the western boundary would be retained.</p>		
Site features:	Provide substantial woodland belt on eastern boundary / restore landscape features in southern part / reinstate linkages – improving parkland setting.		
Constraints	The site is an agricultural field between the M4 and the southern edge of Slough, and lies within the Green Belt. The site is a suitable location to provide homes and land for a primary school to meet acute local needs and should be removed through any		

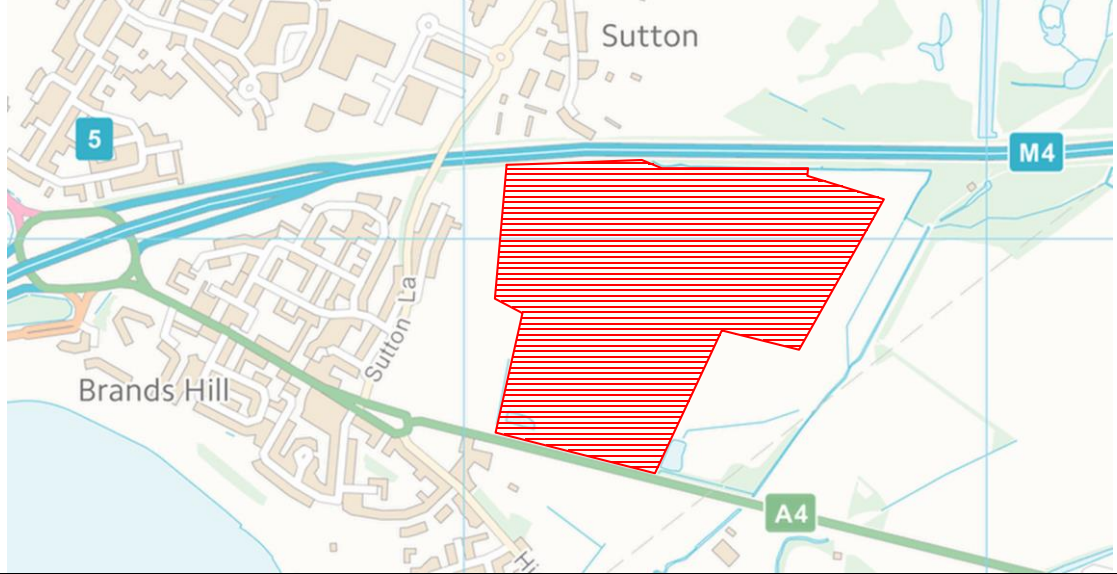
	<p>Green Belt review.</p> <p>The site falls within the boundary of Ditton Park, a grade II registered park and garden, the setting of which has been severely and irreversibly compromised by recent development to the west.</p> <p>The proposals would remove an area of land that is currently farmed and which, due to the recent development, now contributes little to the setting or composition of the remaining parkland.</p> <p>The proposals present an opportunity to provide a robust and appropriate new setting for the remaining area of parkland through the provision of a substantial new woodland belt on the eastern boundary of the site. The proposals avoid any build development in the small area at the south of the site that is at risk of flooding.</p>
Promoter:	Terence o Rourke
Proposer type	
Current Ownership details	

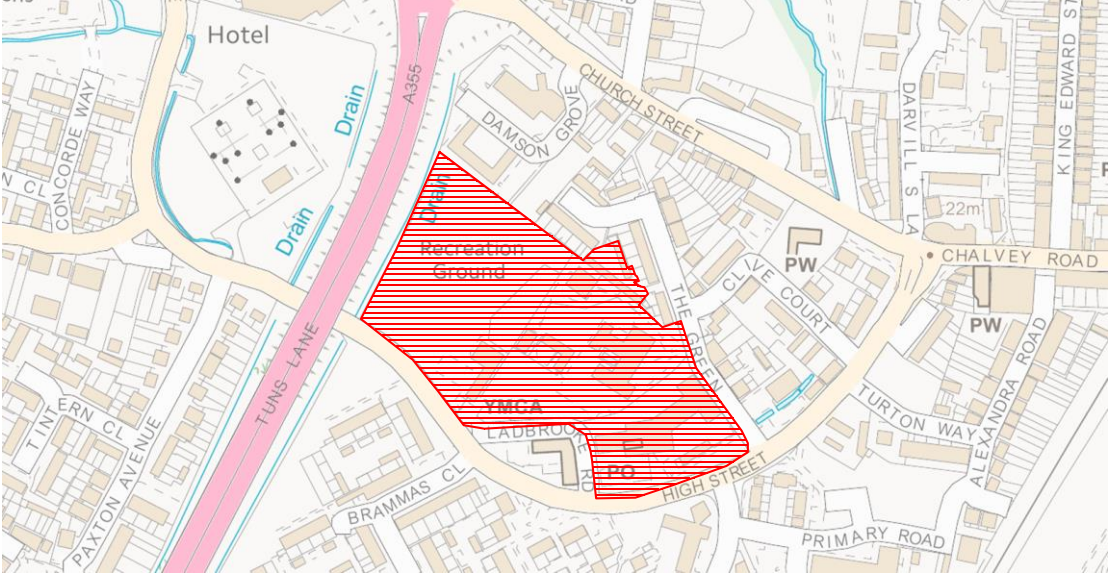
Site Reference : 22			
Other Proposals for or including elements of the same site		Site: 4	
Site Address	Poyle Manor Farm , Colnbrook		
Site Area (hectares)	5.66	Grid reference	502952, 176177
Proposed use:	Distribution warehousing (B8) with ancillary offices (B1) targeted on the logistics sector.		
			
Description of development:	<p>Up to 20,000 sq m of distribution warehousing (B8) with ancillary offices (B1a), associated infrastructure, SuDS, structural landscape and screening and improvements to the existing access onto Poyle Road. The use recognises Slough's competitive advantages in the logistics sector; the sector's strengths (growing, high value-added, productive and increasingly skilled, with more than half the jobs in professional, managerial and skilled roles and higher pay levels than the manufacturing sector); the borough's needs for additional jobs; and the good match with the skills profile of the local labour market. Demand is strong, and the location is optimal both for its proximity to Heathrow and the strategic highway network and for the origin and destination of goods (reducing HGV journey numbers, length and emissions). IDI Gazeley are global leaders in logistics development, operate at the top of the sector's markets and are standard-bearers for environmentally sustainable development.</p>		
Site features:	<p>The existing B2 use will cease; the buildings & waste stockpiles will be cleared; landscape will improve and screen the site; 220 jobs will be gained.</p>		
Constraints	<p>The site is in the Green Belt (GB), but is already developed for a use (B2) that is, by definition, an inappropriate use in the GB. The principle of redevelopment is consistent with NPPF paragraph 89</p>		

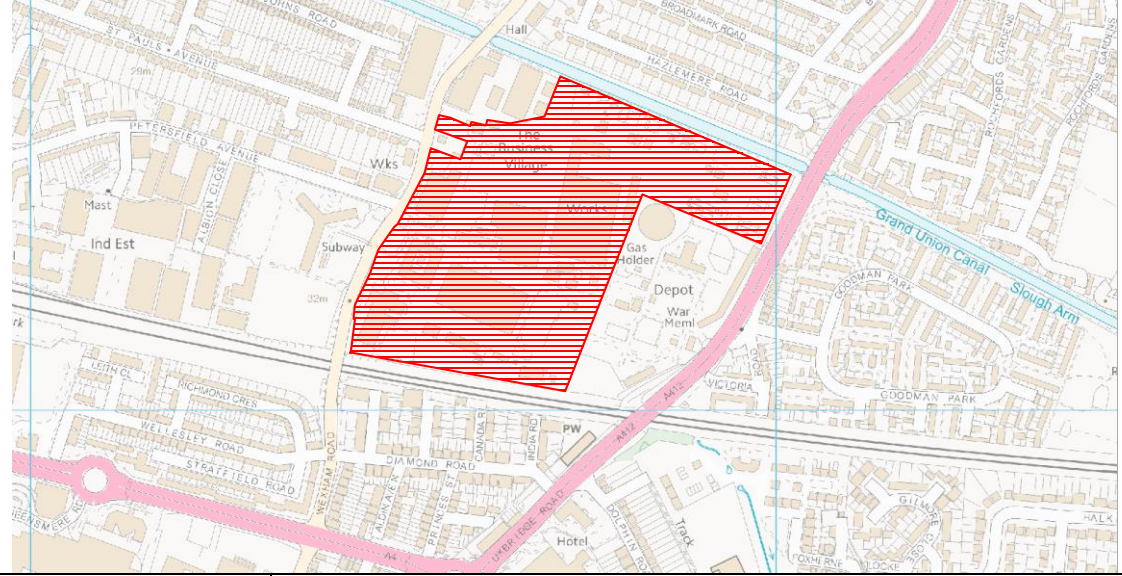
	<p>bullet six; the site is remote from Slough and makes no material contribution to the strategic gap; redevelopment would put to productive use previously developed GB land in line with Slough BC's evidenced needs for economic growth; the site is surrounded on three sides by existing development; and carefully sited and designed, the redevelopment is unlikely to have any materially greater impact on the openness of the GB. The absence of other constraints is confirmed by appeal decision (APP/J0350/A/09/2096331): the increase in traffic is unlikely to be materially different than the permitted levels or routing; the site's stockpiles are already readily visible; the existing tree belt and further landscape would provide visual screening and an acoustic barrier; and there is no flood risk.</p>
Promoter:	IDI Gazeley UK Ltd
Proposer type	Developer
Current Ownership details	Single owner

Site Reference : 23			
Other Proposals for or including elements of the same site		None	
Site Address	Land to east of Tuns Lane		
Site Area (hectares)	1.32	Grid reference	496446, 180058
Proposed use:	Residential, flatted development, in excess of 100 units		
Description of development:	Potential comprehensive residential redevelopment including provision of new fire station/relocation of existing fire station.		
Site features:	No		
Constraints	Discussions have taken place with regard to the retention of the fire station or its relocation.		
Promoter:	Kevin Scott Consultancy on behalf Shanly Homes Limited		
Proposer type	Developer		
Current Ownership details	Multiple ownership		

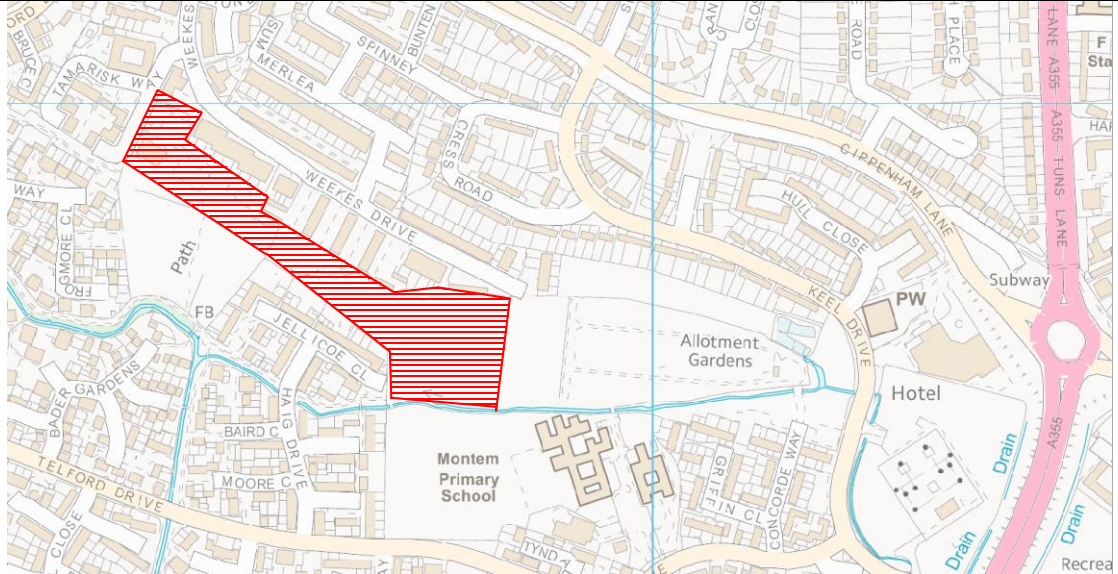
Site Reference : 24			
Other Proposals for or including elements of the same site		None	
Site Address	Land adjacent to former Longitude House, 50 Wellington Street		
Site Area (hectares)	0.1	Grid reference	498086, 179849
Proposed use:	Residential (C3)		
			
Description of development:	Development of approximately 90 residential units.		
Note: Additional information in Appendix			
Site features:	Site is currently a brownfield site which is detracting from the Wellington Street frontage and the Slough Town Centre environment and requires improvement.		
Constraints			
Promoter:	CG (Slough) Ltd		
Proposer type	Landowner		
Current Ownership details	Single owner		

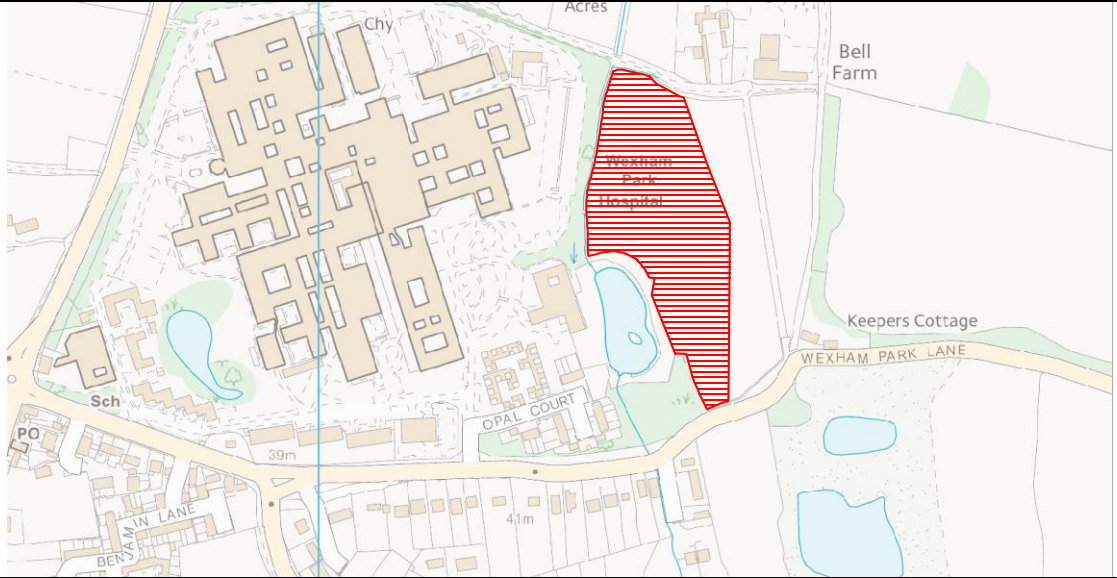
Site Reference : 25			
Other Proposals for or including elements of the same site		Site: 104 and 128	
Site Address	Land between M4 and Colnbrook Bypass		
Site Area (hectares)	29.47	Grid reference	502414, 177852
Proposed use:	Commercial operation involved in heavy earthworks equipment. Large gravel workings yard.		
			
Description of development:	<p>The NPPF states that LPAs should set out strategic priorities for the provision of leisure and commercial development. LPAs should allocate a suitable range of commercial and leisure facilities in town centres and outskirts of towns. LPAs should aim for a balance of land uses, therefore to have a mixture of commercial and leisure development on the edge of residential should be allowed to minimise journey lengths for employment, shopping, leisure and other activities.</p>		
Site features:	<p>The lake to be retained to enhance local visual amenity and open space.</p>		
Constraints	<p>Although being located within the Green Belt (GB), the site is located in very close proximity to developed areas. The site is easy walking distance to shops, local schools and public transport. The aim of the GB policy is to prevent urban sprawl by keeping land permanently open. However, suitable release sites on the edge of the GB should be released that are close to existing development, those which are not isolated countryside locations, those of which are of poor agricultural use and of little visual amenity and those which do not provide separation between areas.</p>		
Promoter:	PJSA Limited		
Proposer type	Landowner		
Current Ownership details	Single owner		

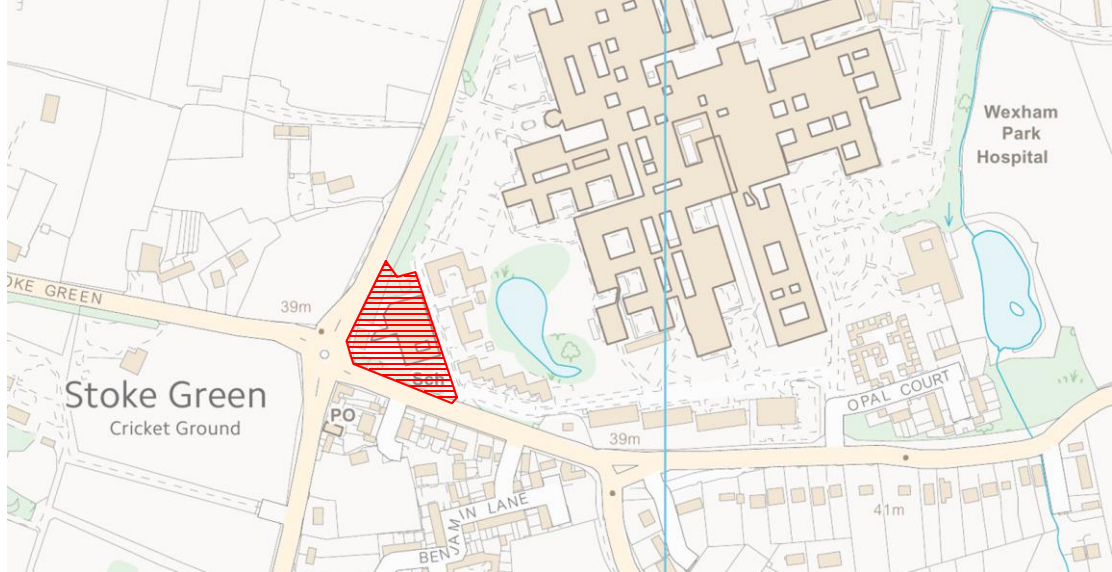
Site Reference : 26			
Other Proposals for or including elements of the same site		None	
Site Address	Chalvey Rec and Community Centre, The Green		
Site Area (hectares)	3.86	Grid reference	496494, 179500
Proposed use:	Education		
			
Description of development:	This area requires new school places to meet basic need requirements. The site could be used for primary, secondary or special school places, all of which are required.		
Site features:	Open space to be retained and enhanced, some to be used as playing field		
Constraints	Parkland Some land in private ownership Nursery and community centre on the site		
Promoter:	Slough Borough Council		
Proposer type	Landowner		
Current Ownership details	Multiple ownership		

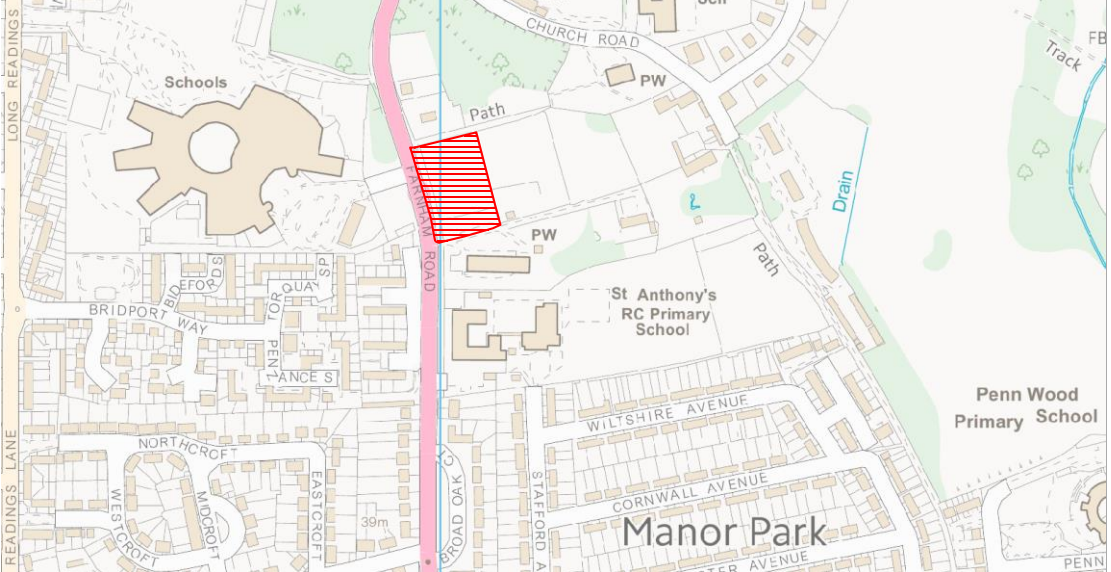
Site Reference : 27			
Other Proposals for or including elements of the same site		None	
Site Address	Akzo Nobel, Wexham Road		
Site Area (hectares)	12.73	Grid reference	498723, 180236
Proposed use:	Residential led development, to include employment and community uses.		
			
Description of development:	<p>At 12.8 ha this site presents a significant opportunity for the delivery of up to 750 homes and employment uses in close proximity to the town centre and railway. It is a sustainable location for new development, located close to open space, schools, employment and community uses and is the most viable use for this brownfield site. Opportunity exists for a comprehensively planned development with new pedestrian and cycle access to the Grand Union Canal, improving connectivity with Bower Playing Fields and Broom Park. Multiple opportunities for vehicular access exist off the Wexham Road. There is also ingress and egress directly onto the Uxbridge Road (A412). The site is well served by public transport, with a number of bus routes along the Wexham Road. The scale of residential development will be dependent on the future of the former Uxbridge Gas Works site (see below). Release of part or all of this site by National Grid for redevelopment would facilitate higher levels of development.</p>		
Site features:	It is a former industrial site, with no features of architectural, historic or environmental significance.		
Constraints	<p>The site is deliverable. In accordance with the definition within the NPPF, the site is available now, offers a suitable location for development, and is achievable with a realistic prospect that housing will be delivered on the site within five years. Residential use makes the development viable. The site's previous industrial use suggests that some decontamination will be required depending on the end use. The site is not in the flood plain. The Slough Proposals Map does not indicate any</p>		

	site specific environmental or heritage constraints. The site is in proximity to the former Uxbridge Gas Works. Whilst the existing gas holder on former gas works site has been decommissioned, it is understood that a Hazardous Substance Consent still exists for the site. HSE Planning Advice on Hazardous Installation requires a 300m exclusion zone. This could reduce the residential developable area on the AkzoNobel site to c300 homes, with higher levels of employment located within the exclusion zone.
Promoter:	AkzoNobel
Proposer type	Landowner
Current Ownership details	Single owner

Site Reference : 28			
Other Proposals for or including elements of the same site		None	
Site Address	Open Space, Weekes Drive		
Site Area (hectares)	2.59	Grid reference	495677, 179859
Proposed use:	Education		
			
Description of development:	Further school places are required in this area. Slough is looking to create a new school here, further work is required to determine whether this would be a primary, secondary or SEN school.		
Site features:			
Constraints	Landfill and parkland make up some of the site.		
Promoter:	Slough Brough Council		
Proposer type	Landowner		
Current Ownership details	Single owner		

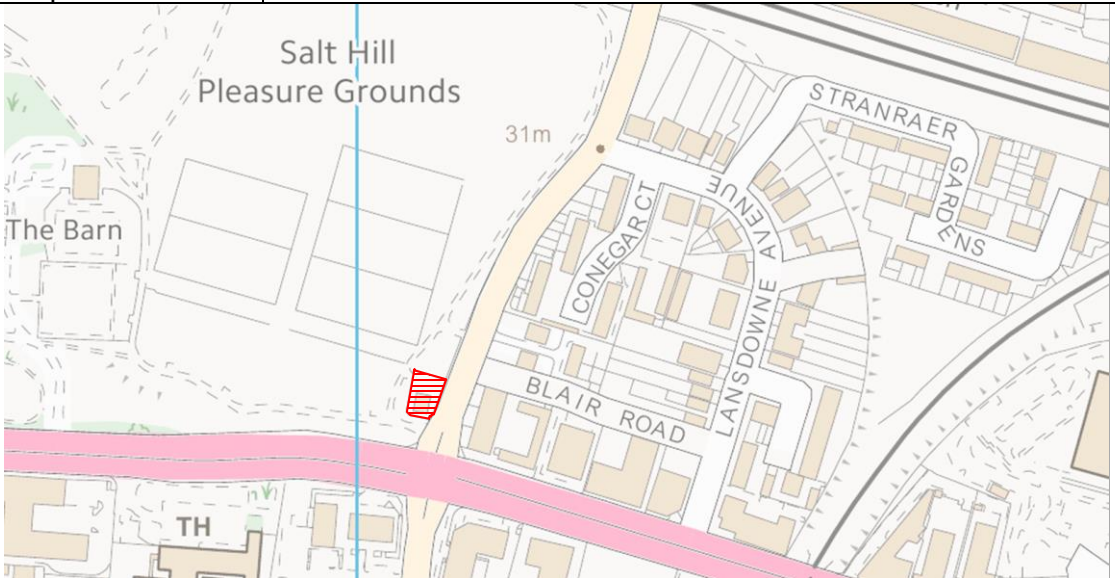
Site Reference : 29			
Other Proposals for or including elements of the same site		None	
Site Address	Land to the rear of Opal Court, Park Hospital, Wexham street		
Site Area (hectares)	2.64	Grid reference	499325, 182393
Proposed use:	Residential Development		
			
Description of development:	Low density residential development. Keeping a low density of 30 dpha to would equate to up to 80 units reflecting the characteristics of the site and this edge of settlement location.		
Site features:	The pond and woodland areas to the south west of the outlined site will be retained.		
Constraints	The wider site consists of undulating grazinf land with a large pond along part of the western boundary. A stream runs along the western boundary with the area to the south west being within Flood Zone 3. These areas have not been identified within the site area.		
Promoter:	Frimley Health NHS Foundation Trust		
Proposer type	Landowner		
Current Ownership details	Single owner		

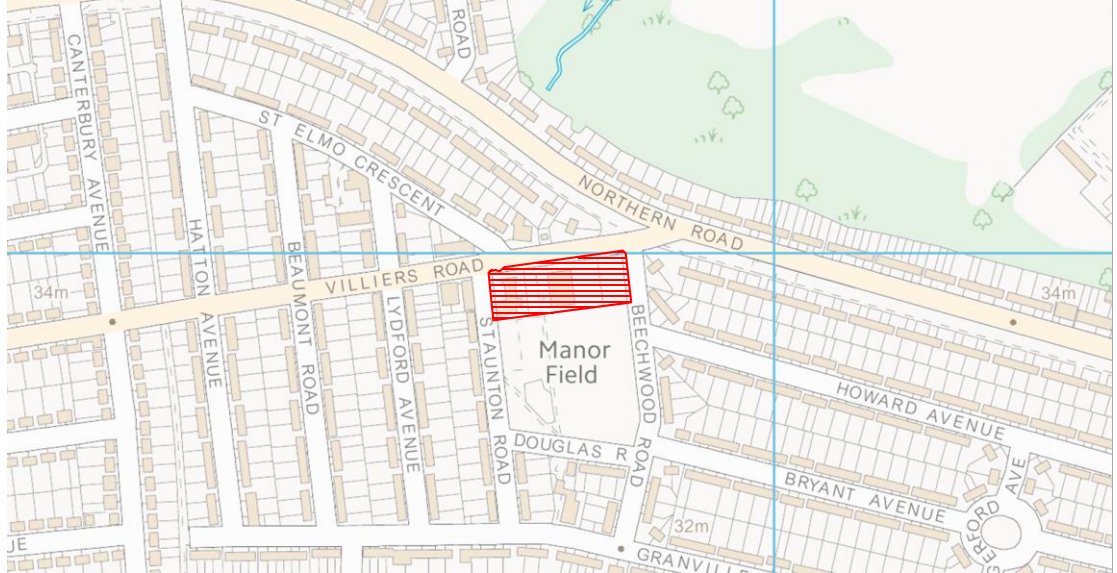
Site Reference : 30			
Other Proposals for or including elements of the same site		None	
Site Address	Site of the School of Nursing, Wexham Park Hospital, Wexham street		
Site Area (hectares)	0.63	Grid reference	498772, 182278
Proposed use:			
			
Description of development:	2-3 story town houses (at a density of up to 45 dph, up to 30 dwellings) or 3 - 4 storey apartments (at a density of upt to 200 dph, up to 128 apartments). Development could take the form of town houses or an apartment block to reflect the existing development off Church Lane which runs along the southern boundary of the site.		
Site features:	The site is currently occupied by the buildings School of Nursing		
Constraints	South Lodge would be retained and converted to residential use; An electricity sub station lies within the site. This would need to be built around or relocated.		
Promoter:	Frimley Health NHS Foundation Trust		
Proposer type	Landowner		
Current Ownership details	Single owner		


Site Reference : 31			
Other Proposals for or including elements of the same site		Site: 54	
Site Address	3 fields north of St Anthony's Church , Farnham Road, (A355)		
Site Area (hectares)	0.6	Grid reference	496013, 182611
Proposed use:	Mixed residential, social, 1st time buyer, Extra Care, & retirement and quality homes.		
			
Description of development:	<p>To provide land for shared equity, social, and affordable homes, with retirement accommodation and care needs. Large site capable of achieving substantial unit numbers, without detriment to the local community.</p> <p>Highways could gain a roundabout outside Arbour Vale thus enhancing traffic flow and easing access to the two schools (Arbour Vale and St Anthony's), as part of the development programme. I have a full itemised plan proposal which I could discuss and forward if requested.</p>		
Site features:	<p>No features. It crosses District Boundary Slough South Bucks. No reason to stop a development taking place. Both authorities seek land for 2016/2036.</p>		
Constraints	<p>The site is in the Green Belt and a Conservation area. It is also considered to represent part of the "buffer" zone between South Bucks and Slough. However the Woodland Trust land on the boundary to the north of Arbour Vale and east of Beechwood School, the old quarry (called the Dell), to the east of the Farnham Road, the St Mary's Church yard, and the land forming Stoke Park golf club, make up a sustainable buffer zone and boundary between the 2 Authorities. There have not been good reasons for this site to retain an unused site that persists in traveller incursions.</p>		
Promoter:			
Proposer type	Landowner		
Current Ownership details	Multiple ownership		

Site Reference : 32			
Other Proposals for or including elements of the same site		None	
Site Address	Land adjacent to Sutton Lane		
Site Area (hectares)	1.54	Grid reference	502053, 178014
Proposed use:	The current use is agricultural arable land which has poor agricultural value.		
<p>The map shows the site location in Slough, adjacent to Sutton Lane and the River Severn. The site is highlighted in red hatching. Surrounding roads include Severn Crescent, Sutton Lane, Trent Road, and London Road. The area is labeled 'Brands Hill'.</p>			
Description of development:	<p>The NPPF sets out that LPAs should ensure that Local Plans meet the full, assessed needs for market and affordable housing. LPAs should plan for a mix of housing based on current and future demographic trends, market trends and different groups in the community. The site can be developed at a density which would respect the area's character and in layout which avoids any unacceptable impacts upon the neighbouring residential properties. The residential properties to the west can have front gardens/driveways along Sutton Lane meaning the proximity of buildings would not be encroached upon too much. The size, shape and location of the site would not result in two urban areas from merging into one another. This site is not located within a Conservation Area or AONB, or other land designations.</p>		
Site features:	Trees to the north of the land to retain local visual amenity.		
Constraints	<p>Although being located within the Green Belt (GB), the site is located immediately adjacent to the residential outskirts of Slough. The site is easy walking distance to shops, local schools and public transport. The aim of the GB policy is to prevent urban sprawl by keeping land permanently open. However, suitable release sites on the edge of the GB should be released that are close to existing residential development, those which are not isolated countryside locations, those of which are of poor agricultural use and of little visual amenity and those which do not provide separation between residential areas.</p>		

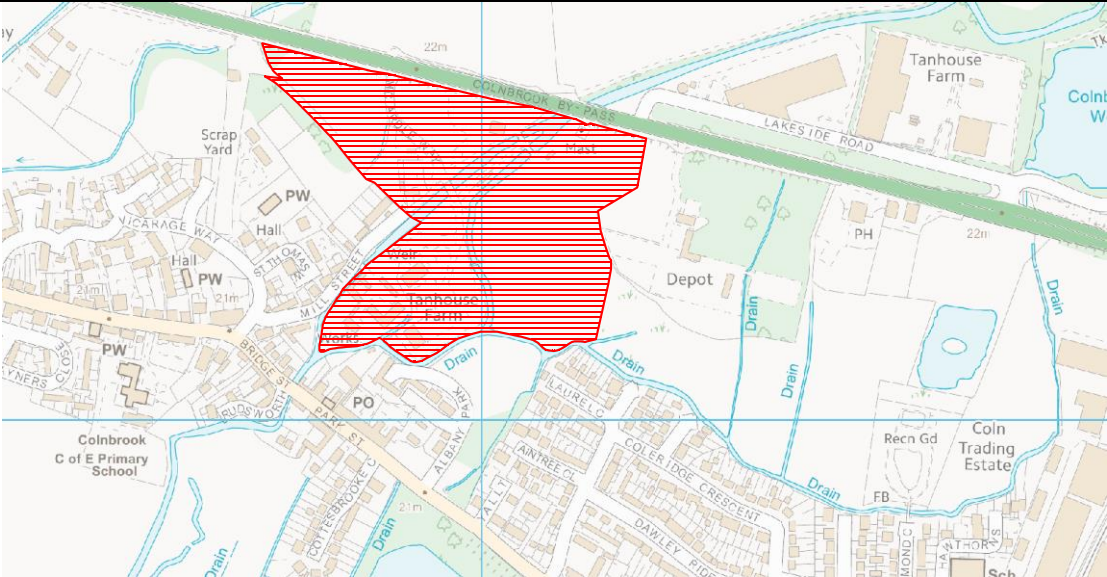
Promoter:	PJSA Limited
Proposer type	Landowner
Current Ownership details	Single owner

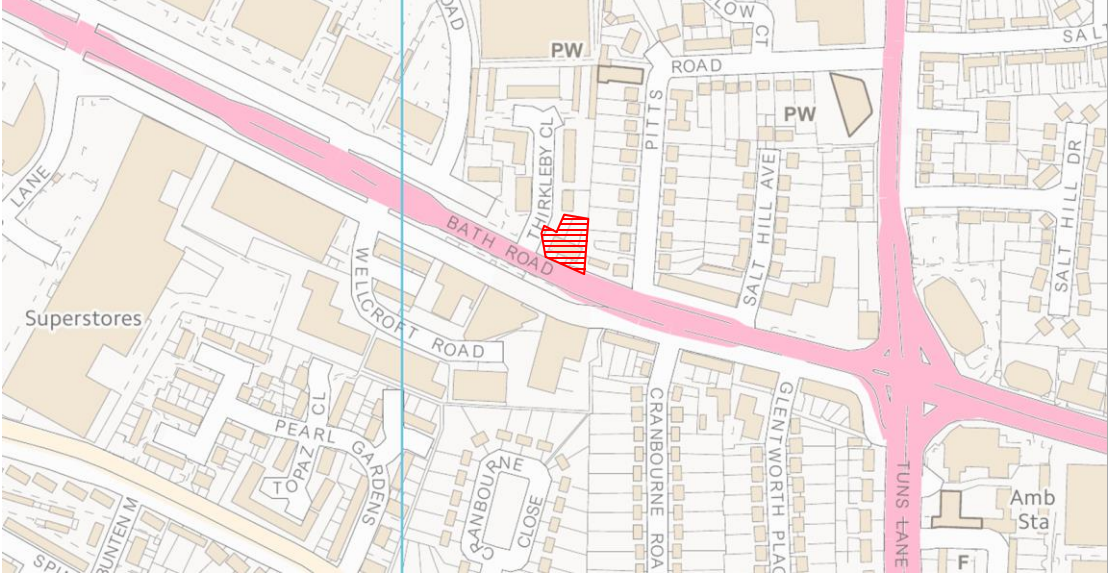
Site Reference : 33			
Other Proposals for or including elements of the same site		None	
Site Address	28 Bath Road		
Site Area (hectares)	0.04	Grid reference	497039, 180123
Proposed use:	Residential		
 <p>The map shows a residential area with a pink highlighted site at 28 Bath Road. To the north is Salt Hill Pleasure Grounds. A blue vertical line indicates a boundary or feature. A red hatched area marks the site. Surrounding streets include Blair Road, Lansdowne Avenue, Conegar Ct, and Stranraer Gardens. A distance of 31m is marked between the site and a nearby point.</p>			
Description of development:	Circa 2 houses for private residential.		
Site features:	None that we are aware of.		
Constraints	None that we are aware of.		
Promoter:	Slough Borough Council		
Proposer type	Landowner		
Current Ownership details	Single owner		

Site Reference : 34			
Other Proposals for or including elements of the same site		None	
Site Address	Manor Park, Villiers Road		
Site Area (hectares)	0.42	Grid reference	496836, 181975
Proposed use:	Residential		
			
Description of development:	Circa 16 semi-detached private houses.		
Site features:	None that we are aware of.		
Constraints	None that we are aware of.		
Promoter:	Slough Borough Council		
Proposer type	Landowner		
Current Ownership details	Single owner		

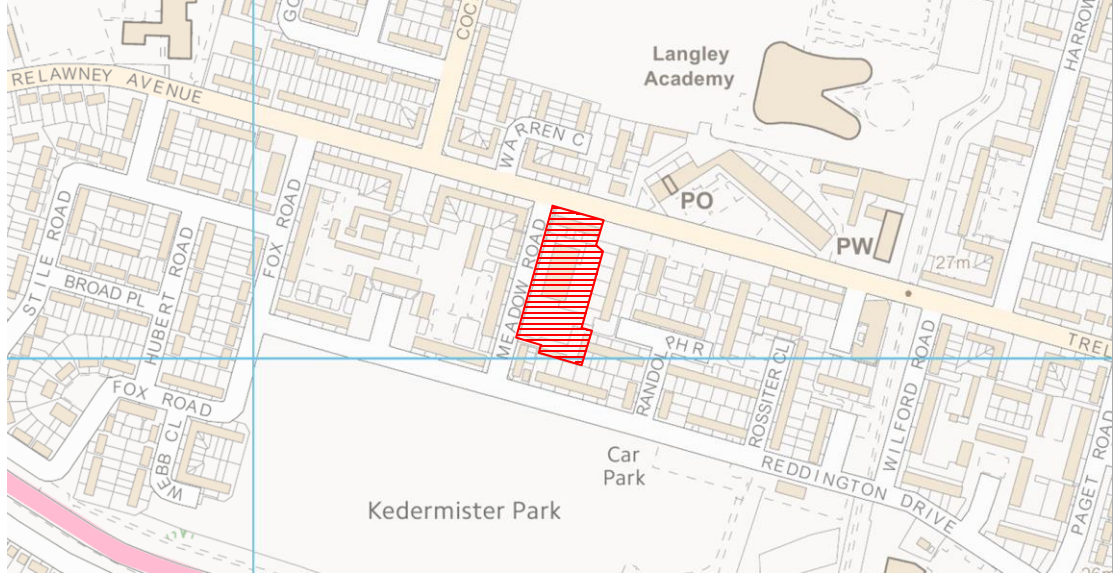
Site Reference : 35			
Other Proposals for or including elements of the same site		None	
Site Address	Lacelles Depot, Lacelles Park		
Site Area (hectares)	0.18	Grid reference	498546, 179320
Proposed use:	Residential		
			
Description of development:	Circa 6 detached private residential houses.		
Site features:	None that we are aware of.		
Constraints	None that we are aware of.		
Promoter:	Slough Borough Council		
Proposer type	Landowner		
Current Ownership details	Single owner		

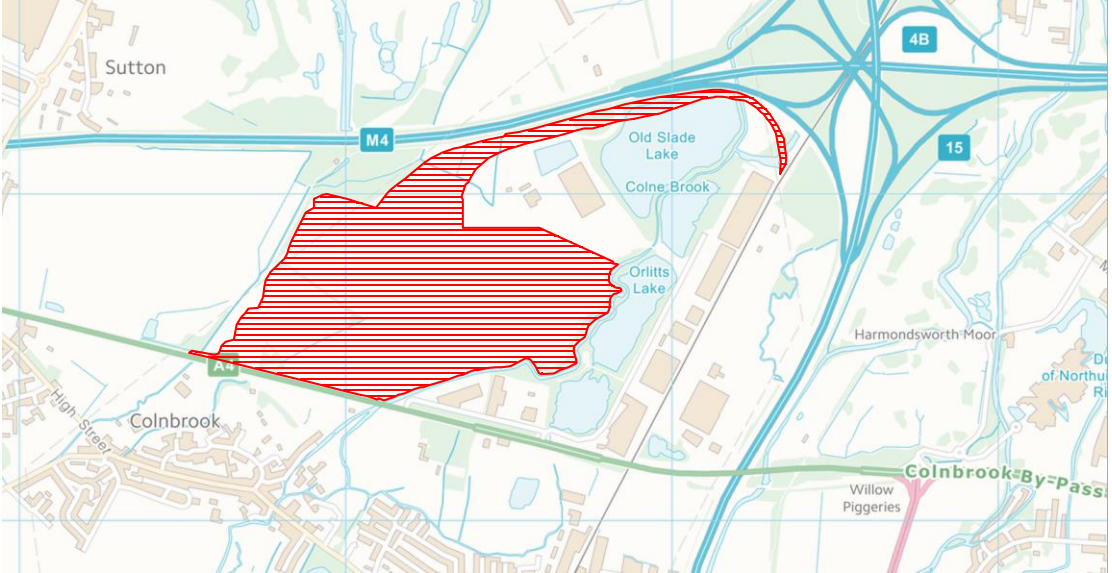
Site Reference : 36			
Other Proposals for or including elements of the same site		None	
Site Address	Upton Court Park Changing Rooms, Upton Court Park		
Site Area (hectares)	0.04	Grid reference	498459, 178925
Proposed use:	Residential		
Description of development:	Single detached residential dwelling.		
Site features:	None that we are aware of.		
Constraints	None that we are aware of.		
Promoter:	Slough Borough Council		
Proposer type	Landowner		
Current Ownership details	Single owner		

Site Reference : 37			
Other Proposals for or including elements of the same site		20 (part) and 83 (part)	
Site Address		various parcels of land, A4 Colnbrook By-Pass	
Site Area (hectares)		Grid reference	502967, 177249
Proposed use:		A mixture of residential, Commercial, Care Home, and Leisure development would sit very well on the overall site.	
			
Description of development:		<p>contd from "Use":- A mixture of residential, Commercial, Care Home, and Leisure development would sit very well on the overall site. The site is large enough to provide it's own amenity land for any development. A Master Plan will need to be commissioned in order gain the most from this opportunity.</p>	
Site features:		The Colne Brook dissects the site. Tan House Farm house and 2 large barns are fine examples of architecture from their era (16-17th Century).	
Constraints		<p>There will be flood plain issues as the site straddles the Colne Brook but in our clients memory (since 1952) there has not been any flooding of Tan House Farm. We are not aware of any other constraints apart from the proximity of Heathrow Airport which could be deemed a benefit</p>	
Promoter:		Austin Phoenix	
Proposer type		Landowner	
Current Ownership details		Multiple ownership	

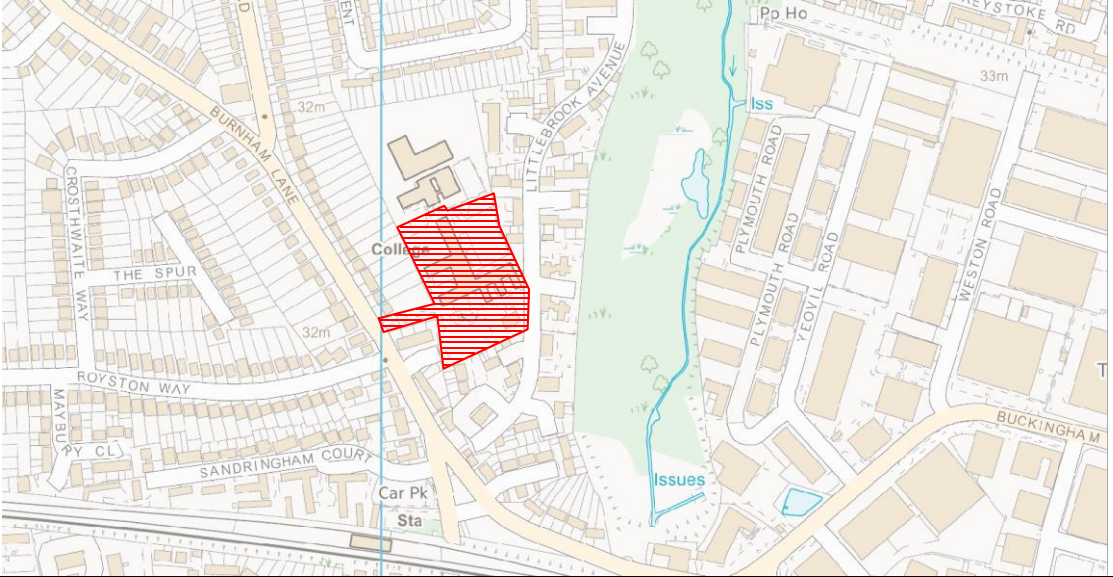
Site Reference : 38			
Other Proposals for or including elements of the same site		None	
Site Address	150 - 160 Bath Road and Ancillary Land, Bath Road		
Site Area (hectares)	0.11	Grid reference	496125, 180301
Proposed use:	Small private residential flattened scheme.		
			
Description of development:	Circa 8 private flats.		
Site features:	None that we are aware of.		
Constraints	None that we are aware of.		
Promoter:	Slough Borough Council		
Proposer type	Landowner		
Current Ownership details	Multiple ownership		

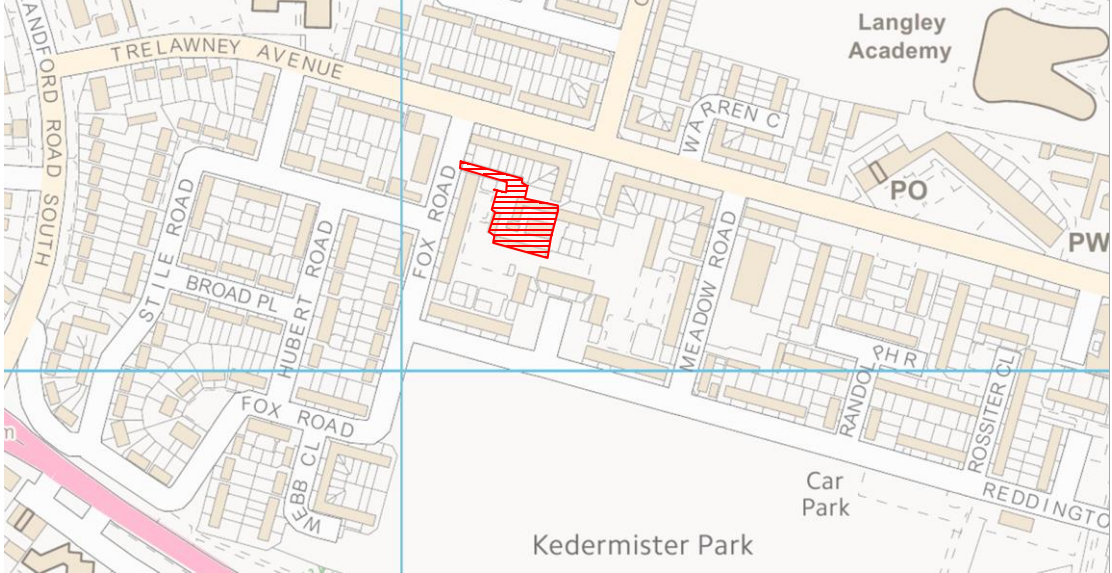
Site Reference : 39			
Other Proposals for or including elements of the same site		None	
Site Address	The Lodge and Adjacent Land, Mecian Way		
Site Area (hectares)	0.29	Grid reference	493989, 180191
Proposed use:	Mixed Tenure Housing		
Description of development:	Circa 12 residential units.		
Site features:	None that we are aware of.		
Constraints	None that we are aware of.		
Promoter:	Slough Borough Council		
Proposer type	Landowner		
Current Ownership details	Single owner		

Site Reference : 40			
Other Proposals for or including elements of the same site		None	
Site Address	Merrymakers and adjoining sites, Langley		
Site Area (hectares)	0.51	Grid reference	500235, 179056
Proposed use:	Mixed use community provision and affordable housing		
			
Description of development:	as above		
Site features:	none to knowledge		
Constraints	none to knowledge		
Promoter:			
Proposer type	Landowner		
Current Ownership details	Single owner		

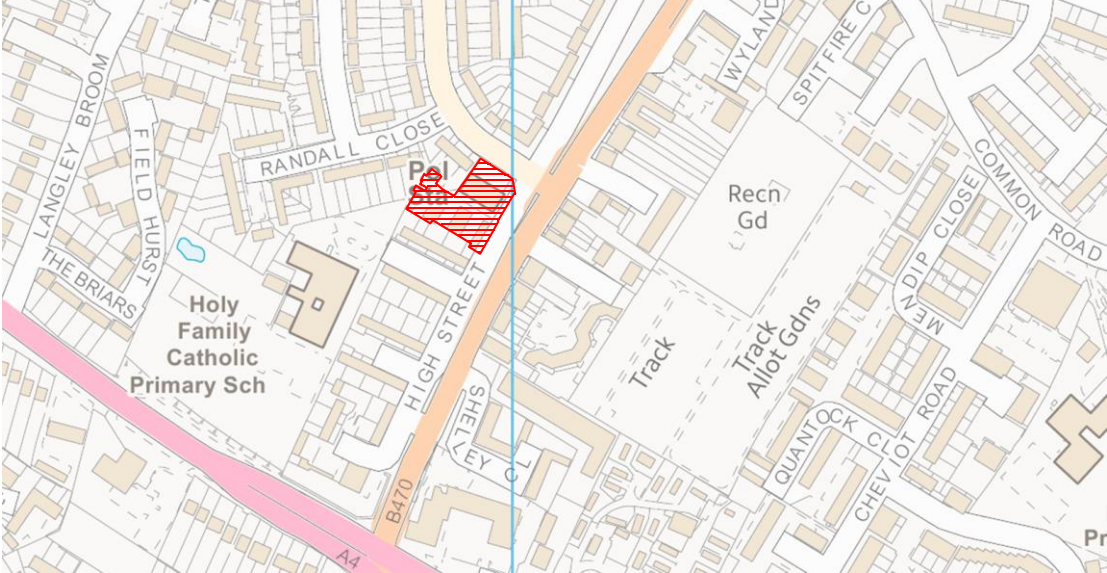
Site Reference : 41			
Other Proposals for or including elements of the same site		None	
Site Address	Land north of A4 (Colnbrook Bypass)		
Site Area (hectares)	58.42	Grid reference	503434, 177844
Proposed use:	Strategic Rail Freight Interchange		
			
Description of development:	<p>The proposal has been the subject of a previous planning application (ref P/14961/000) with the following description:</p> <p>Construction of a rail/road freight interchange comprising an intermodal terminal and Class B8 distribution units, to include</p> <ol style="list-style-type: none"> (1) infrastructure to enable exchange of freight between road and rail, including railway sidings with a connection to the Colnbrook Branch Line and an intermodal terminal incorporating overhead gantry cranes and external container storage; (2) Class B8 distribution units (up to 194,836sqm floorspace), to include landscaping, access, parking and servicing areas; (3) lorry parking area including facilities for drivers; (4) vehicular accesses on the A4 and off-site junction improvements; (5) creation of, improvements to, and diversions to public rights of way; (6) remodel ground levels; and (7) new landscaping including woodland and shrub planting, grassland areas and wetland creation and new boardwalk adjacent to Old Slade Lake. 		
Site features:	The site is one of only a few sites in the South East with potential to accommodate a SRFI, taking account of criteria in the National Networks NPS.		
Constraints	It was common ground between Goodman and Slough Borough Council at the Public Inquiry regarding the previous planning application (ref P/14961/000) that there are no overriding environmental constraints to the development of the site as a Strategic Rail Freight Interchange. This conclusion was		

	informed by an Environmental Impact Assessment.
	The site is located within the Metropolitan Green Belt.
Promoter:	Barton Willmore on behalf of Goodman
Proposer type	Developer
Current Ownership details	Single owner

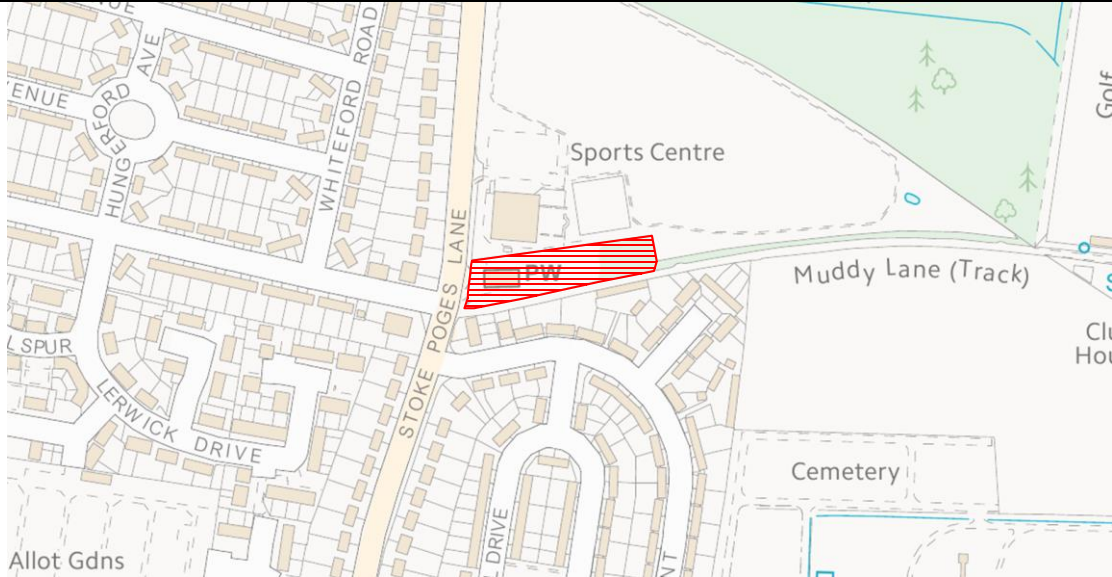
Site Reference : 42			
Other Proposals for or including elements of the same site		None	
Site Address	Haybrook College, Burnham Lane		
Site Area (hectares)	1.33	Grid reference	494069, 181609
Proposed use:	Mixed Tenure Housing		
			
Description of development:	Circa 100 residential units.		
Site features:	None that we are aware of.		
Constraints	No material constraints that we are aware of.		
Promoter:	Slough Urban Renewal		
Proposer type	Landowner		
Current Ownership details	Single owner		

Site Reference : 43			
Other Proposals for or including elements of the same site		None	
Site Address	Garage compound , Fox Road		
Site Area (hectares)	0.18	Grid reference	500072, 179108
Proposed use:	ex garage compound		
 <p>The map displays a residential area with several streets including Trelawney Avenue, Fox Road, Meadow Road, and others. A red hatched area on Fox Road marks the site location. Key landmarks like Langley Academy and Kedermister Park are also shown.</p>			
Description of development:	Potential for a scheme incorporating some family sized housing - maybe 6-units		
Site features:	None ton knowledge		
Constraints	site has a SSE sub station on it but Asset Management in dialogue with SSE regarding its relocation.		
Promoter:	SBC Housing (HRA)		
Proposer type	Landowner		
Current Ownership details	Single owner		


Site Reference : 44			
Other Proposals for or including elements of the same site		None	
Site Address	Garage Compound, Turton Way		
Site Area (hectares)	0.09	Grid reference	496749, 179415
Proposed use:	Currently a garage compound		
Description of development:	Current scheme is to provide a small flatted scheme with associated parking.		
Site features:	None to knowledge		
Constraints	None to knowledge		
Promoter:	SBC Housing (HRA)		
Proposer type	Landowner		
Current Ownership details			

Site Reference : 45			
Other Proposals for or including elements of the same site		None	
Site Address	Langley Police Station and adjoining garage site, High St		
Site Area (hectares)	0.24	Grid reference	500965, 178450
Proposed use:	Housing scheme unit size and tenure yet to be determined.		
			
Description of development:	Likely to be a flatted scheme of similar height to existing building c30 units		
Site features:	none to knowledge		
Constraints	Several issues with utilities to be addressed at design stage.		
Promoter:			
Proposer type	Landowner		
Current Ownership details	Single owner		

Site Reference : 46			
Other Proposals for or including elements of the same site		None	
Site Address	Former George White Motors, Albion Close corner		
Site Area (hectares)	0.2	Grid reference	498275, 180293
Proposed use:	I think this site would be ideal for either a small housing project or the development of flats/apartments		
Description of development:	this site is very large and i personally know the owners. I am making this suggestion as i have also suggested this to the current owner. They currently are thinking about opening a Cash and Carry at this location however i think with the current lack of housing in Slough this will be more ideal. This will also create many more jobs in the area as they will use local building companies.		
Site features:	This site looks like it can be redeveloped		
Constraints	not that i know of.		
Promoter:	QA Ltd		
Proposer type	Member of the public		
Current Ownership details	Single owner		

Site Reference : 47			
Other Proposals for or including elements of the same site		Site: 9	
Site Address	St John The Baptist Church, Stoke Poges Lane		
Site Area (hectares)	0.35	Grid reference	497461, 181684
Proposed use:	Replacement of the Church and hall, provision of a vicarage with the rear lane being available for residential housing		
			
Description of development:	The redevelopment of this site, in conjunction with the site of St Michael Whitby Road, would require redesignation of the rear part of the site from current "Green Belt" in order to secure sufficient capital to provide a church and hall development with enhanced community facilities together with a vicarage. The remainder of the site would be available for development with two/three storey semi detached/detached houses with appropriate on site parking facilities.		
Site features:	The existing church building is structurally unsound with the adjoining hall would be demolished to allow optimum redevelopment of the site		
Constraints	The current designation of the rear of the site as within the Green Belt would need to be changed. The land is question which is unused and overgrown abuts the recreation grounds of the adjoining sports facility to the north and is bounded to the south by Muddy Lane and the rear gardens of residential houses in Hawthorne Crescent.		
Promoter:	St John The Baptist, Manor Park and St Michael Whitby Road		
Proposer type	Landowner		
Current Ownership details			

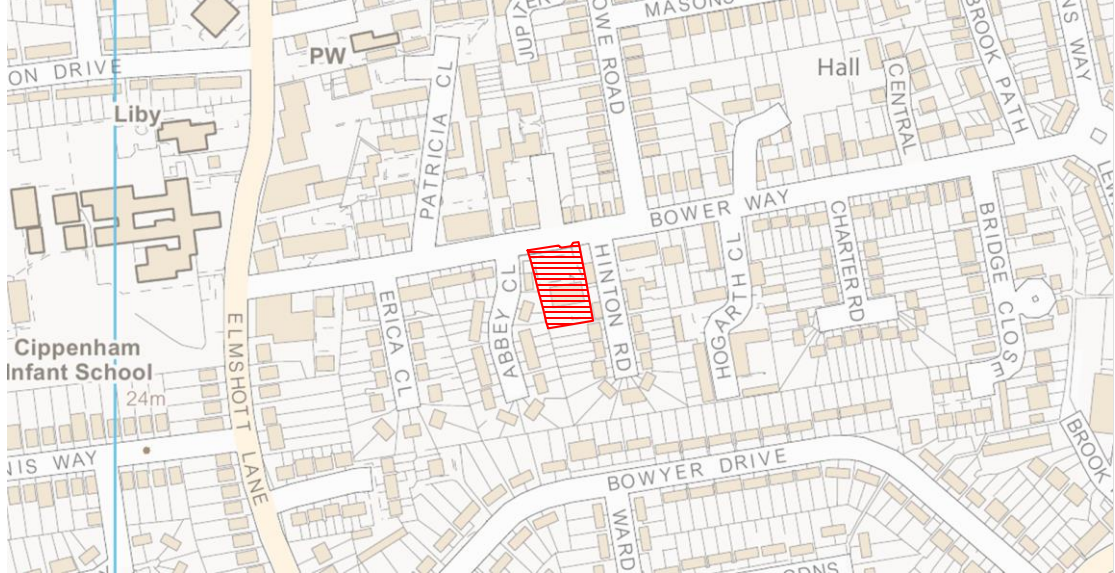
Site Reference : 48			
Other Proposals for or including elements of the same site		Site: 10	
Site Address	St Michael's Church, Whitby Road		
Site Area (hectares)	0.19	Grid reference	496548, 180908
Proposed use:	Residential housing		
Description of development:	<p>All buildings on the site would be demolished and redevelopment is envisaged with two/three storey housing with appropriate parking provision within the boundaries of the site. The lost community facilities at present on the site would be replaced with new facilities proposed for part of the site of St John The Baptist , Stoke Poges Lane (another nominated site from the same owner). The existing house on the site is unsuited for use as a vicarage for the incumbent and would be demolished to enable optimum use to be made of the site. While the access to the site is relatively narrow it enjoys good sight lines at its junction with Whitby Road.</p>		
Site features:	<p>Existing community facilities on site would be replaced but otherwise all existing buildings would be demolished to make way for re-development</p>		
Constraints	None to our knowledge		
Promoter:	St John The Baptist Manor Park and St Michael Whitby Road		
Proposer type	Landowner		
Current Ownership details	Single owner		

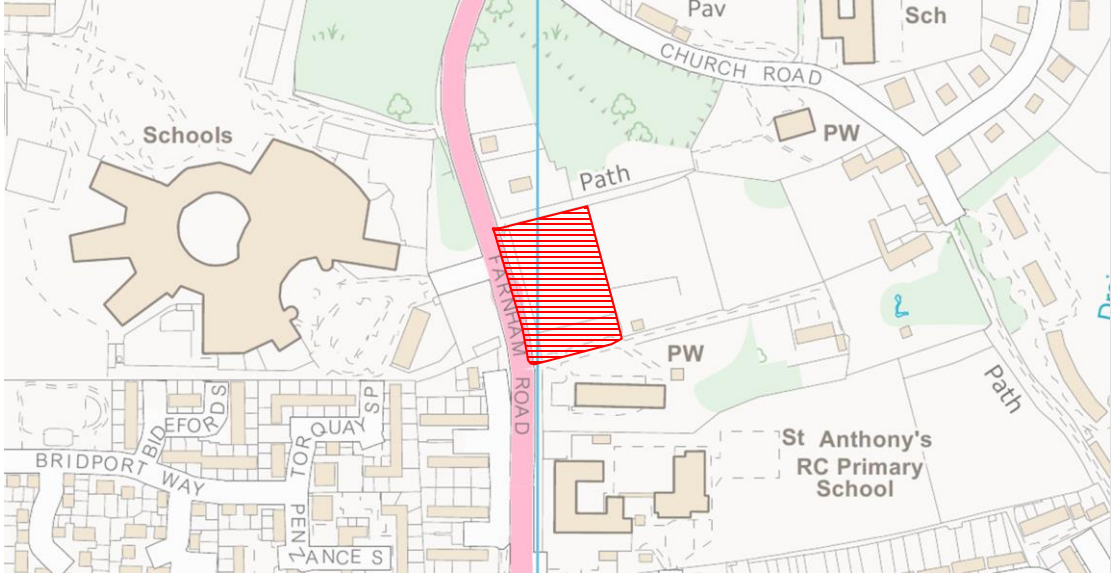
Site Reference : 49			
Other Proposals for or including elements of the same site		None	
Site Address	324 Trelawney Ave, Langley		
Site Area (hectares)	0.06	Grid reference	500275, 179131
Proposed use:	Previous uses include a small doctors surgery and more recently a courier firm.		
			
Description of development:	To be utilised as a two storey development probably of a maisonette/flatted type development		
Site features:	None to knowledge		
Constraints			
Promoter:	SBC Housing (HRA)		
Proposer type	Landowner		
Current Ownership details	Single owner		

Site Reference : 50			
Other Proposals for or including elements of the same site		Site: 37	
Site Address	Riverside Cafe, Colnbrook By-pass		
Site Area (hectares)	1.05	Grid reference	502993, 177334
Proposed use:	Proposed commercial use		
Description of development:	Demolition of cafe and replacement with commercial use		
Site features:	None		
Constraints	None		
Promoter:			
Proposer type	Landowner		
Current Ownership details	Single owner		

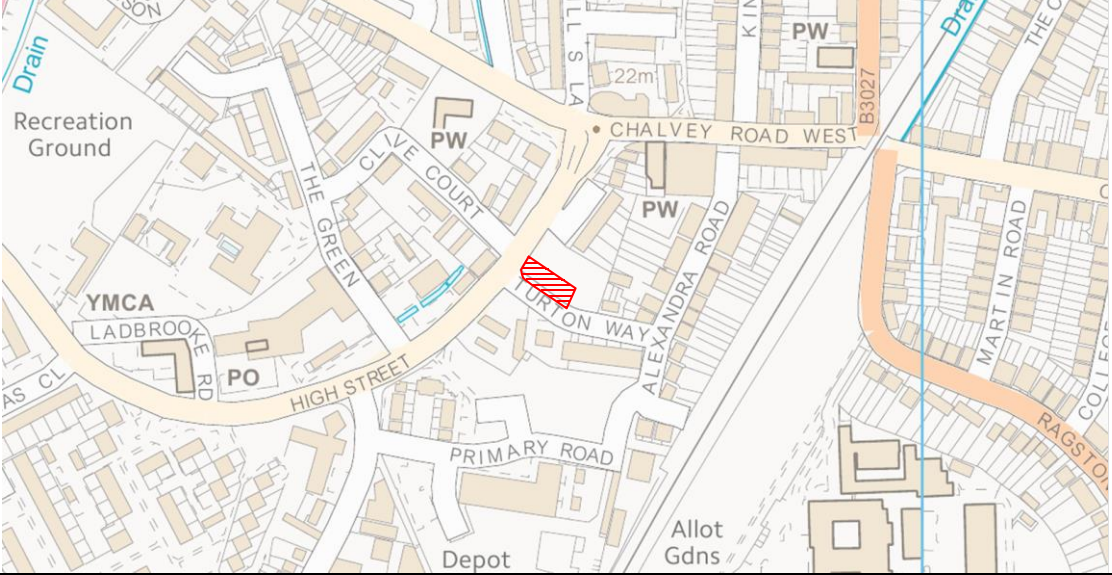
Site Reference : 51			
Other Proposals for or including elements of the same site		Site: 37	
Site Address	2 New Cottage , Mill Street		
Site Area (hectares)	0.21	Grid reference	502923, 177289
Proposed use:	Proposed Residential or Commercial Use		
Description of development:	Either development of land surrounding property of demolition of residential property and replacement with residential or commercial use		
Site features:	Single Cottage		
Constraints	Flood Zone 1		
Promoter:			
Proposer type	Landowner		
Current Ownership details	Single owner		

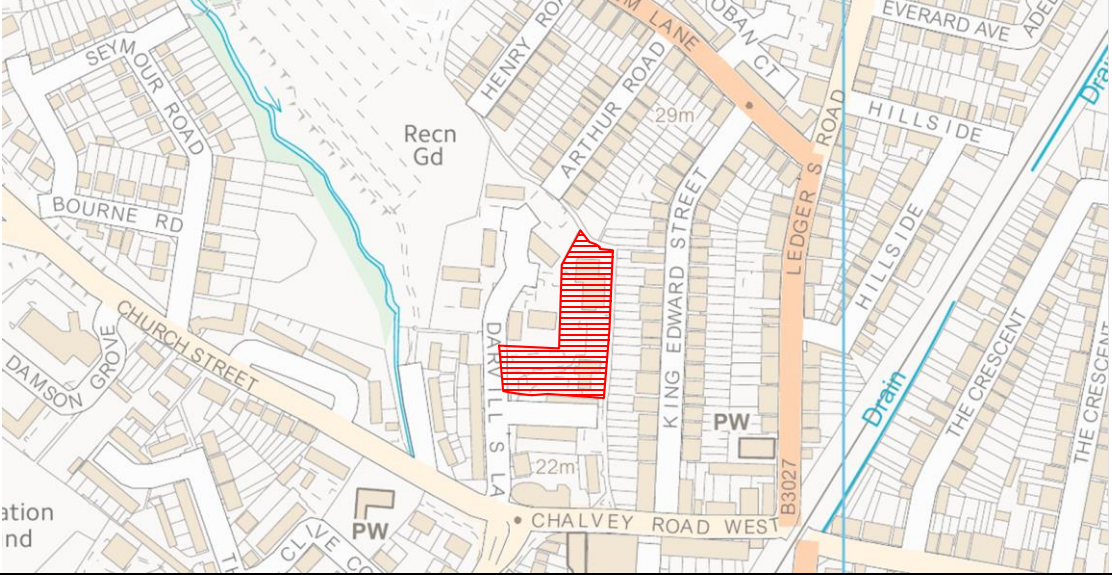
Site Reference : 52			
Other Proposals for or including elements of the same site		Site: 105 and 120	
Site Address	former george p h playing field, off Vicarage Way		
Site Area (hectares)	1.3	Grid reference	502651, 177326
Proposed use:	residential - housing		
Description of development:	we anticipate the land is capable of accommodating up to 50 houses		
Site features:	not to our knowledge		
Constraints	none to our knowledge		
Promoter:	Austin Phoenix (Agent)		
Proposer type	Landowner		
Current Ownership details	Single owner		

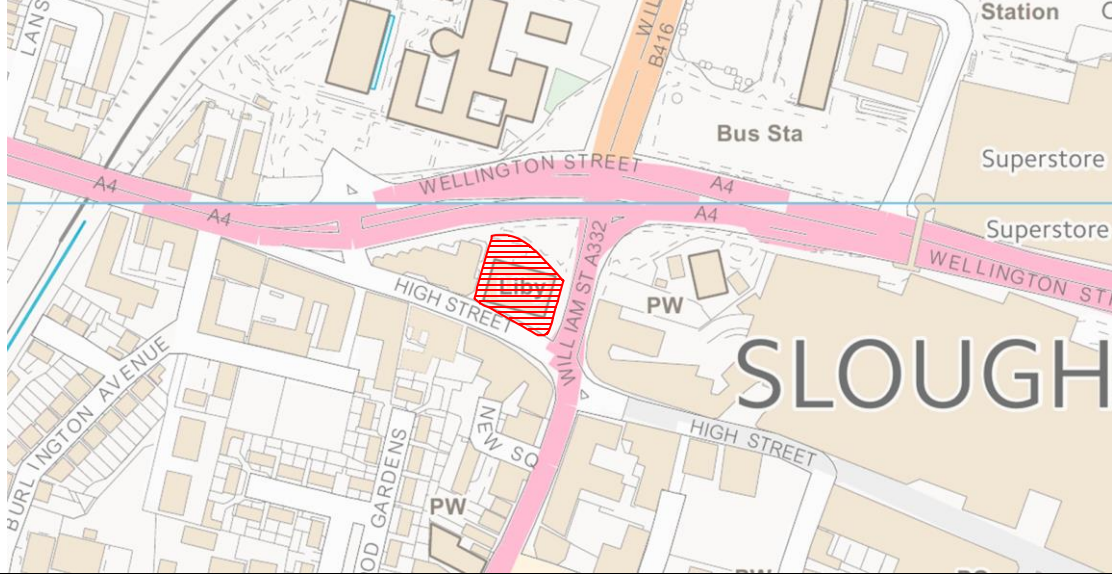
Site Reference : 53			
Other Proposals for or including elements of the same site		None	
Site Address	Maria Cowland Hall, Bower Way		
Site Area (hectares)	0.17	Grid reference	494298, 180705
Proposed use:	Small flatted residential scheme.		
			
Description of development:	Circa 14 private flats.		
Site features:	None that we are aware of.		
Constraints	None that we are aware of.		
Promoter:	Slough Borough Council		
Proposer type	Landowner		
Current Ownership details	Single owner		

Site Reference : 54			
Other Proposals for or including elements of the same site		Site: 31	
Site Address	St Anthony's Field, Farnham Road		
Site Area (hectares)	0.6	Grid reference	496013, 182611
Proposed use:	Residential Development		
			
Description of development:	Circa 10 large private family houses.		
Site features:	None that we are aware of.		
Constraints	None that we are aware of.		
Promoter:	Slough Borough Council		
Proposer type	Landowner		
Current Ownership details	Single owner		

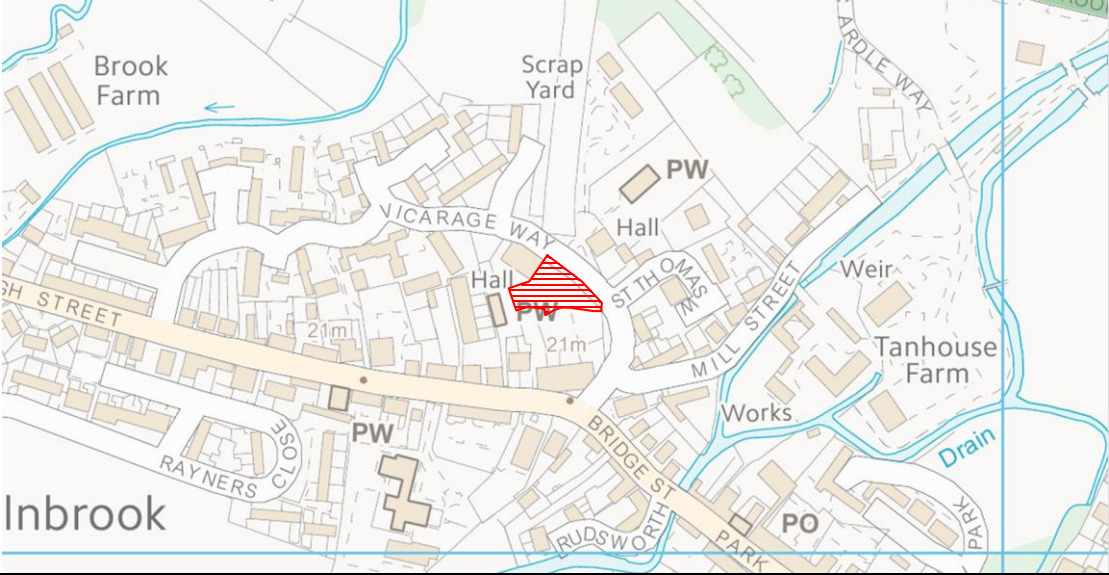
Site Reference : 55			
Other Proposals for or including elements of the same site		Site: 82	
Site Address	Rotunda Club and Community Centre, Northampton Avenue		
Site Area (hectares)	0.39	Grid reference	496345, 180895
Proposed use:	Mixed tenure residential.		
Description of development:	Circa 70 residential flats in 3-6 storey undercroft parked residential blocks.		
Site features:	None that we are aware of.		
Constraints	None that we are aware of.		
Promoter:	Slough Borough Council		
Proposer type	Landowner		
Current Ownership details	Single owner		

Site Reference : 56			
Other Proposals for or including elements of the same site		None	
Site Address	Former Cross Keys PH Car Park, High Street, Chalvey		
Site Area (hectares)	0.06	Grid reference	496749, 179451
Proposed use:	Private residential.		
			
Description of development:	Circa 3 private houses.		
Site features:	None that we are aware of.		
Constraints	None that we are aware of.		
Promoter:	Slough Borough Council		
Proposer type	Landowner		
Current Ownership details	Single owner		


Site Reference : 57			
Other Proposals for or including elements of the same site		None	
Site Address	Community Centre and Day Centre, Davills Lane		
Site Area (hectares)	0.46	Grid reference	496826, 179691
Proposed use:	Private residential housing.		
			
Description of development:	Circa 19 no 3 to 4 bedroom private houses.		
Site features:	None that we are aware of.		
Constraints	None that we are aware of.		
Promoter:	Slough Borough Council		
Proposer type	Landowner		
Current Ownership details	Single owner		

Site Reference : 58			
Other Proposals for or including elements of the same site		None	
Site Address	Slough Central Library, 85 High St		
Site Area (hectares)	0.26	Grid reference	497540, 179945
Proposed use:	Two no. Hotels, Office, Restaurant		
			
Description of development:	Comprehensive redevelopment of the site to provide: <ul style="list-style-type: none"> • Two hotels in a building of approximately 10 storeys. • An office building on 6 storeys with a restaurant at ground floor. 		
Site features:	No		
Constraints	The site is an important town centre location and the buildings will be landmarks in the heart of the town. Accordingly a high level of design and specification is required including for external areas and public realm.		
Promoter:	Slough Urban Renewal		
Proposer type	Developer		
Current Ownership details	Single owner		


Site Reference : 59			
Other Proposals for or including elements of the same site		None	
Site Address	Elliman Resource Centre, 27 Pursers Court		
Site Area (hectares)	0.12	Grid reference	497426, 180983
Proposed use:	Residential		
Description of development:	Circa 6 private terrace houses.		
Site features:	None that we are aware of.		
Constraints	None that we are aware of.		
Promoter:	Slough Borough Council		
Proposer type	Landowner		
Current Ownership details	Single owner		

Site Reference : 60			
Other Proposals for or including elements of the same site		None	
Site Address	Vicarage Way Car Park, Colnbrook		
Site Area (hectares)	0.13	Grid reference	502700, 177179
Proposed use:	Residential		
			
Description of development:	Circa 6 private terrace houses.		
Site features:	None that we are aware of.		
Constraints	None that we are aware of.		
Promoter:	Slough Borough Council		
Proposer type	Landowner		
Current Ownership details	Single owner		

Site Reference : 61			
Other Proposals for or including elements of the same site		None	
Site Address	Wexham Phase 3, Wexham Road		
Site Area (hectares)	0.81	Grid reference	498622, 181750
Proposed use:	Residential		
Description of development:	Scheme of circa 14 large detached private houses with retained and enhanced open space.		
Site features:	Open space		
Constraints	Contaminated made ground.		
Promoter:	Slough Urban Renewal		
Proposer type	Landowner		
Current Ownership details	Single owner		

Site Reference : 62			
Other Proposals for or including elements of the same site		None	
Site Address	Harvey Park Dressing Room, Longwood Avenue		
Site Area (hectares)	0.02	Grid reference	501612, 178488
Proposed use:	Residential		
			
Description of development:	Circa 1 private house.		
Site features:	None that we are aware of.		
Constraints	None that we are aware of.		
Promoter:	Slough Borough Council		
Proposer type	Landowner		
Current Ownership details	Single owner		

Site Reference : 63			
Other Proposals for or including elements of the same site		None	
Site Address	18 to 24 , Stoke Road		
Site Area (hectares)	0.21	Grid reference	497736, 180333
Proposed use:	Proposed change of use and conversion from office to residential.		
Description of development:	Conversion for residential purposes reflecting a building of circa 26 units on a building of 1900 sq m.		
Site features:	No but in all probability the building will be retained and is capable of conversion for residential purposes.		
Constraints	No		
Promoter:	Chart Plan (2004) Ltd (Agent)		
Proposer type	Other		
Current Ownership details	Single owner		

Site Reference : 64			
Other Proposals for or including elements of the same site		None	
Site Address		Upton Lodge, Yew Tree Road	
Site Area (hectares)		Grid reference	498323, 179587
Proposed use:		Approximately 90 residential units and associated commercial use	
			
Description of development:		<p>It is proposed the redevelop the existing site to provide approximately 90 residential units, including a mix of private and affordable dwellings and a mix of unit sizes. Commercial floorspace will be located on the ground floor in order to create an active frontage and contribute to the town centre function. The proposal will include associated public and private amenity space, cycle and limited car parking. The buildings will be between 7 and 13 storeys in height to create a landmark building at the entrance to the town centre. Development of the site will provide the opportunity to use it more efficiently and effectively to meet local planning policy objectives in relation to residential and commercial development.</p>	
Site features:		<p>The site is of no architectural or historic interest. It currently comprises a part-seven part-three storey office building with parking.</p>	
Constraints		<p>The site presents an excellent development opportunity at the entrance to the town centre and given that it is within a single ownership could be brought forward quickly, thereby encouraging further regeneration in this area of the town. The site's location at the edge of the town centre provides good accessibility and services for future residents. The site is subject to a number of limited constraints, which can be dealt with by careful and high quality design:</p> <ol style="list-style-type: none"> 1. Proximity to a grade II listed building to the north west of the site and to the adjoining Sussex Place/ Clifton Road Conservation Area; 	

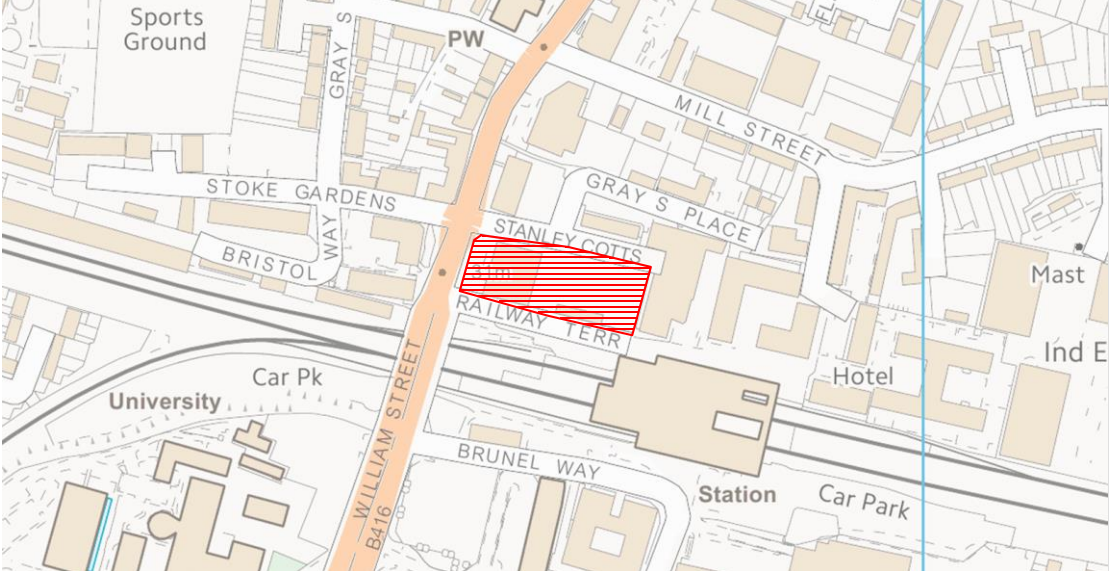
	<p>2. Adjacent to a the A412, a busy main road connecting Slough and Watford, but which also ensures that the site is highly accessible; and</p> <p>3. Adjacent to existing residential uses, which would require careful design to minimise any overlooking and overshadowing.</p>
Promoter:	Nathaniel Lichfield and Partners
Proposer type	Other
Current Ownership details	Single owner

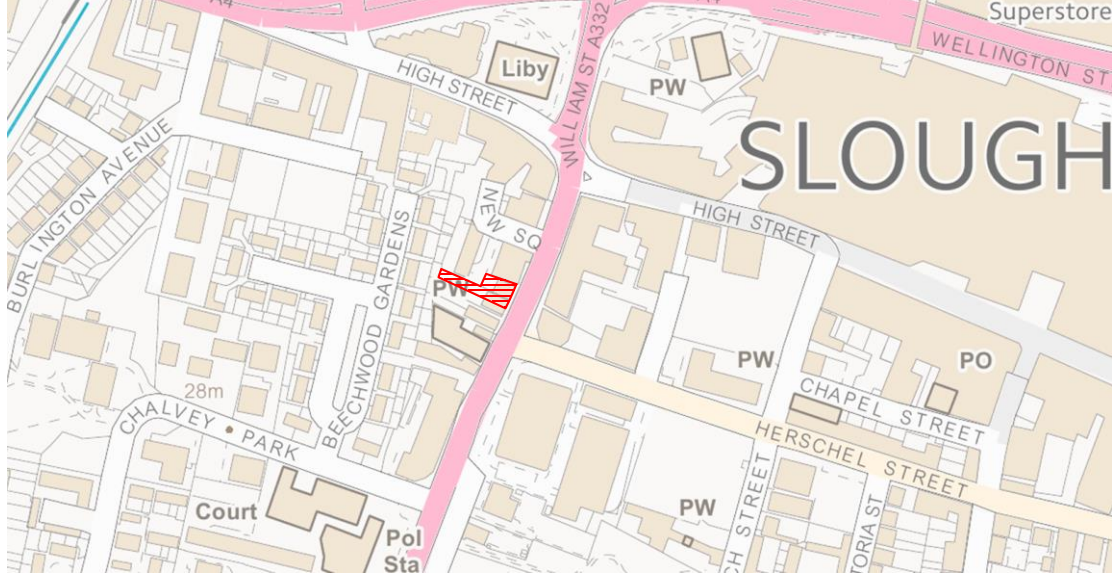
Site Reference : 65			
Other Proposals for or including elements of the same site		None	
Site Address	202-208 High Street		
Site Area (hectares)	0.26	Grid reference	497935, 179684
Proposed use:	Ground floor retail with residential above.		
Description of development:	Ground floor retail with 4 to 6 storey residential blocks above comprising circa 50 units.		
Site features:	None that we are aware of.		
Constraints	None that we are aware of.		
Promoter:	Slough Borough Council		
Proposer type	Landowner		
Current Ownership details	Single owner		

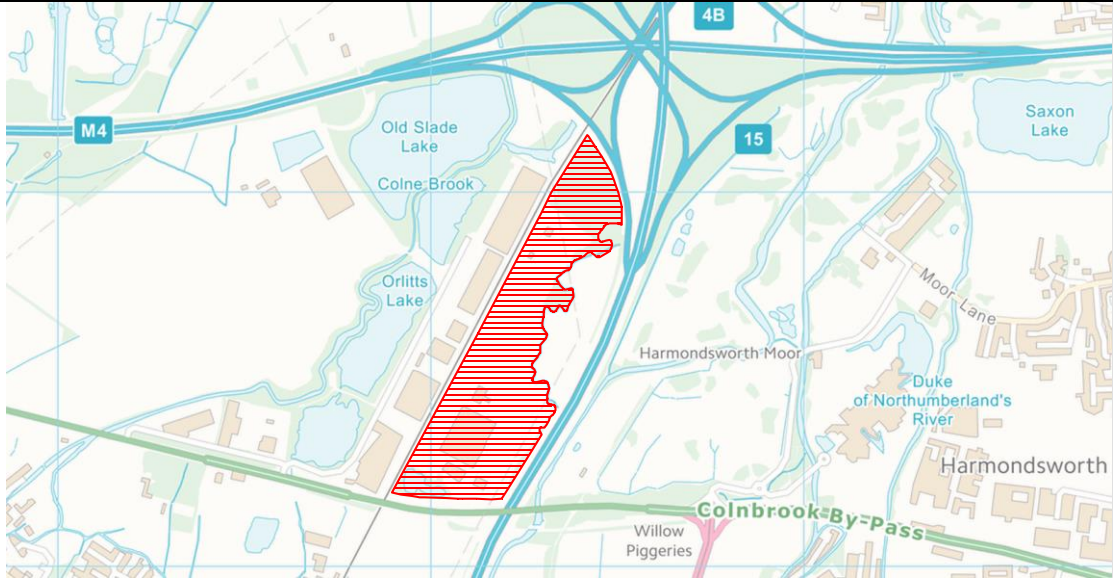
Site Reference : 66			
Other Proposals for or including elements of the same site		None	
Site Address	174 - 178 High Street		
Site Area (hectares)	0.16	Grid reference	497825, 179744
Proposed use:	Mixed Use - ground floor retail with residential above.		
Description of development:	Ground floor retail with 4 to 5 storey residential blocks above comprising circa 30 units.		
Site features:	None that we are aware of.		
Constraints	None that we are aware of.		
Promoter:	Slough Borough Council		
Proposer type	Landowner		
Current Ownership details	Single owner		

Site Reference : 67			
Other Proposals for or including elements of the same site		None	
Site Address	The Grove Car Park		
Site Area (hectares)	0.12	Grid reference	498066, 179544
Proposed use:	Residential		
Description of development:	Circa 14 units in an undercroft parked flatted scheme.		
Site features:	None that we are aware of.		
Constraints	None that we are aware of.		
Promoter:	Slough Borough Council		
Proposer type	Landowner		
Current Ownership details	Single owner		


Site Reference : 68			
Other Proposals for or including elements of the same site		None	
Site Address	Montem Pleasure Ground, Montem Lane		
Site Area (hectares)	5.04	Grid reference	496659, 179901
Proposed use:	Residential		
Description of development:	Circa 150 mixed tenure units comprising a mix of housing and flats and enhanced retained waterside public open space.		
Site features:	Historic Salt Mound on the north-east boundary.		
Constraints	Contaminated made ground with an oil filled electricity cable running through it.		
Promoter:	Slough Urban Renewal		
Proposer type	Landowner		
Current Ownership details	Single owner		

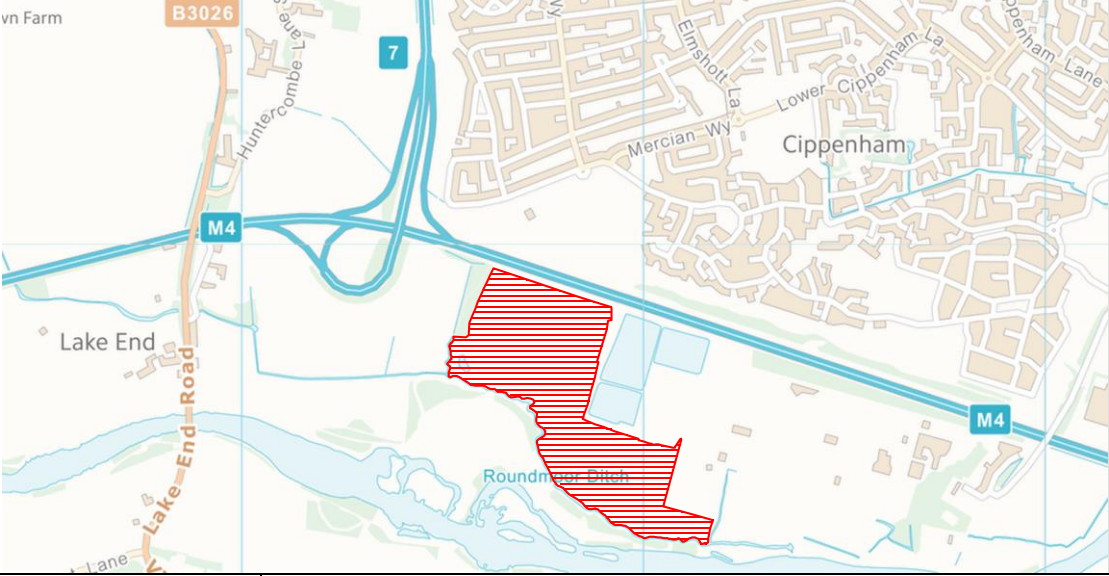
Site Reference : 69			
Other Proposals for or including elements of the same site		None	
Site Address	Stoke Road Bus Depot, Stanley Cottages		
Site Area (hectares)	0.54	Grid reference	497754, 180268
Proposed use:	High Density Residential		
			
Description of development:	Circa 150 residential units in undercroft parked blocks between 2 to 12 storeys.		
Site features:	None that we are aware of.		
Constraints	None that we are aware of.		
Promoter:	Slough Borough Council		
Proposer type	Landowner		
Current Ownership details	Single owner		

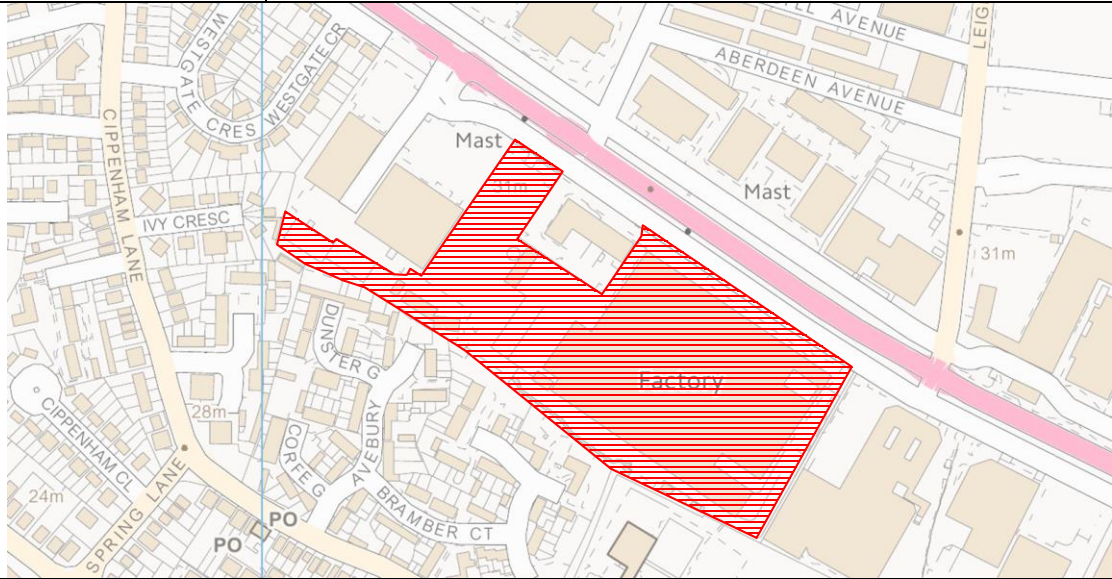
Site Reference : 70			
Other Proposals for or including elements of the same site		None	
Site Address	22-26 Windsor Road		
Site Area (hectares)	0.05	Grid reference	497510, 179796
Proposed use:	Residential and Commercial		
			
Description of development:	Circa 14 private flats with commercial fronting Windsor Road.		
Site features:	None that we are aware of.		
Constraints	None that we are aware of.		
Promoter:	Slough Borough Council		
Proposer type	Landowner		
Current Ownership details	Single owner		

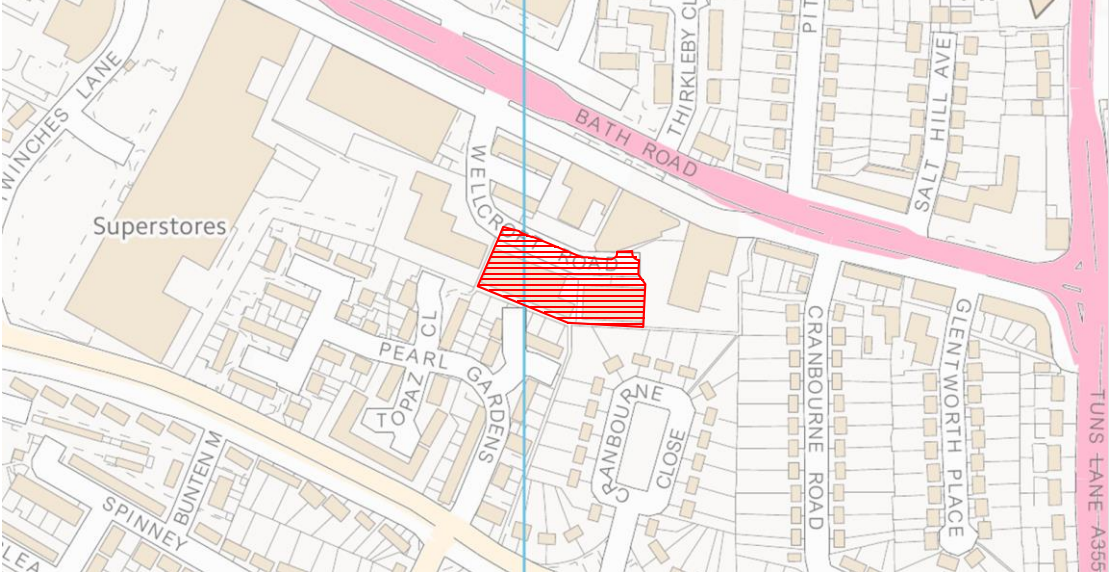
Site Reference : 71			
Other Proposals for or including elements of the same site		None	
Site Address	Colnbrook Logistics Centre, Colnbrook By-Pass		
Site Area (hectares)	20.38	Grid reference	504204, 177665
Proposed use:	Light Industry (Class B1c) / General Industry (Class B2) / Storage and Distribution (Class B8) with ancillary offices.		
			
Description of development:	<p>Make the current temporary use of the Site permanent which would involve removing it from the Green Belt. A Green Belt Appraisal (February 2016) prepared by Barton Willmore is submitted alongside this nomination form.</p>		
Note: Additional information in Appendix	<p>We also require more flexibility in terms of the uses considered acceptable at the Site, which would involve removing the current user restriction for Heathrow-related Construction Projects so that it becomes an open B1c/B2/B8 use with the hours of use and vehicle movement restrictions on the existing temporary planning permission (Ref: P/12244/007) also lifted</p>		
Site features:	<p>The Site contains an existing building in the Green Belt totalling 15,225m².</p>		
Constraints	<p>The Site is located in the Green Belt, the Strategic Gap between Slough and Greater London and the Colne Valley Regional Park. It is also subject to Policy 26 of the Berkshire Joint Replacement which safeguards the rail function of the existing use.</p> <p>Condition 1 of Planning Permission P/12244/000 was varied in 2010 (Ref: P/12244/007) to extend the period of the temporary use in 2010. Condition 1 as amended has the effect of requiring all buildings, equipment and hard surfaces to be removed not later than 31st December 2018.</p>		

Promoter:	Barton Willmore (on behalf of Airport Property Partnership)
Proposer type	Other
Current Ownership details	Single owner

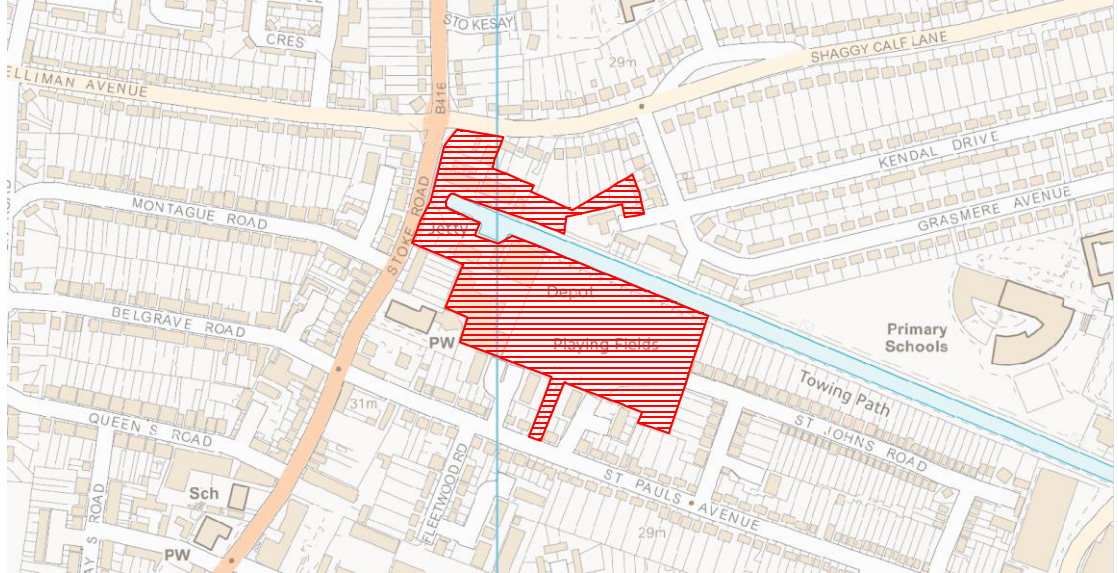
Site Reference : 72			
Other Proposals for or including elements of the same site	None		
Site Address	Land at Wood Lane, Wood Lane		
Site Area (hectares)	0.37	Grid reference	494789, 179358
Proposed use:	Residential		
			
Description of development:	<p>The site sits adjacent to existing residential development and as such residential development is proposed.</p> <p>The site is previously developed land having in the past been used in connection with Thames Waters Operations</p>		
Site features:	None		
Constraints			
Promoter:	Thames Water Utilities Ltd		
Proposer type	Landowner		
Current Ownership details	Single owner		

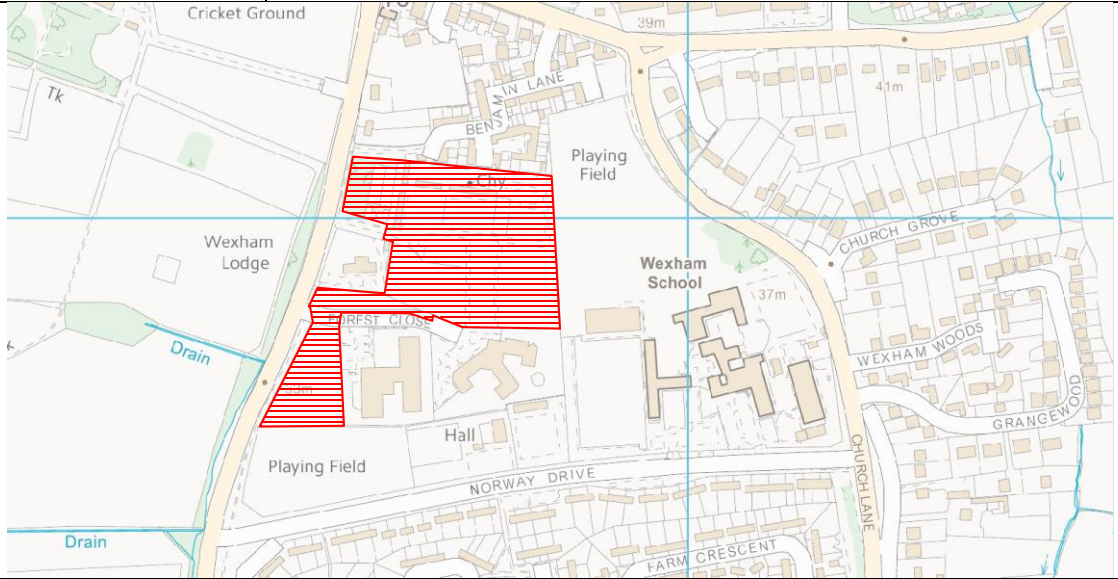
Site Reference : 73			
Other Proposals for or including elements of the same site		None	
Site Address	Land to the West of Slough STW		
Site Area (hectares)	17.32	Grid reference	493841, 179598
Proposed use:	Industrial		
			
Description of development:	The site sits to the west of Slough STW which is commercial in its use. The proposed use is industrial which will be in keeping with the character of the STW.		
Site features:			
Constraints	Access will need to be considered at this will need to be provided for along the northern boundary of the works.		
Promoter:	Thames Water Utilities Ltd		
Proposer type	Landowner		
Current Ownership details	Single owner		

Site Reference : 74			
Other Proposals for or including elements of the same site		None	
Site Address	225 Bath Road, Slough		
Site Area (hectares)	4.89	Grid reference	495232, 180607
Proposed use:	Employment - B1a, B1b, B1c, B2, B8 and Sui Generis Trade Park Uses - A1, A3, C1, D1, D2. Residential C3 (on back land),		
			
Description of development:	<p>The site by virtue of its size and prominent location is considered to constitute a significant re-development opportunity.</p> <p>Redevelopment of the site for commercial purposes including warehousing, industrial uses, data centres and car showrooms but also other trade park uses.</p> <p>Any development proposals will seek to respect and enhance the character and appearance of the area whilst respecting the amenity of adjoining occupiers.</p>		
Site features:	Located in the Westgate Business Area where there will be no loss of the defined Existing Business Area to non-employment generating uses.		
Constraints			
Promoter:	Barton Willmore (on behalf of Slough Trading Estate Limited)		
Proposer type	Other		
Current Ownership details	Single owner		

Site Reference : 75			
Other Proposals for or including elements of the same site		None	
Site Address	10, 11 & 12, Wellcroft Road		
Site Area (hectares)	0.48	Grid reference	496025, 180211
Proposed use:	Residential use.		
			
Description of development:	Demolition of existing buildings and replacement with new-build residential development		
Site features:	No particular site features, quality or character to be retained. Site suitable for redevelopment.		
Constraints	There are no ownership constraints to the development of the site. All landowners are working together to produce a comprehensive residential redevelopment proposal.		
Promoter:	Richard Oury and Vivek Jain		
Proposer type	Landowner		
Current Ownership details	Multiple ownership		

Site Reference : 76			
Other Proposals for or including elements of the same site		Site: 77	
Site Address	Slough Canal Basin, Stoke Road		
Site Area (hectares)	3.61	Grid reference	498060, 180690
Proposed use:	Residential use.		
Description of development:	Residential development		
Site features:			
Constraints			
Promoter:	Slough Urban Renewal		
Proposer type	Other		
Current Ownership details			

Site Reference : 77			
Other Proposals for or including elements of the same site		Site: 76	
Site Address	Slough Canal Basin, Stoke Road		
Site Area (hectares)	3.61	Grid reference	498060, 180690
Proposed use:			
			
Description of development:	<p>As described in the site allocation documents 2010, site SSA17: Redevelopment proposals should:</p> <ul style="list-style-type: none"> -Provide facilities that will attract visitors and form a focal point for users of the towpath and canal -Open up views from Stoke Road to the Canal Basin -Retain and enhance the winding hole and pedestrian and cycle access to the basin -Retain and take opportunities to enhance the nature conservation value of the canal -Consider the provision of visitor moorings and the north side of the canal -Provide residential development -Enhance recreational facilities within the Bowyer Playing Fields 		
Site features:			
Constraints			
Promoter:	Canal and River Trust		
Proposer type	Other		
Current Ownership details			

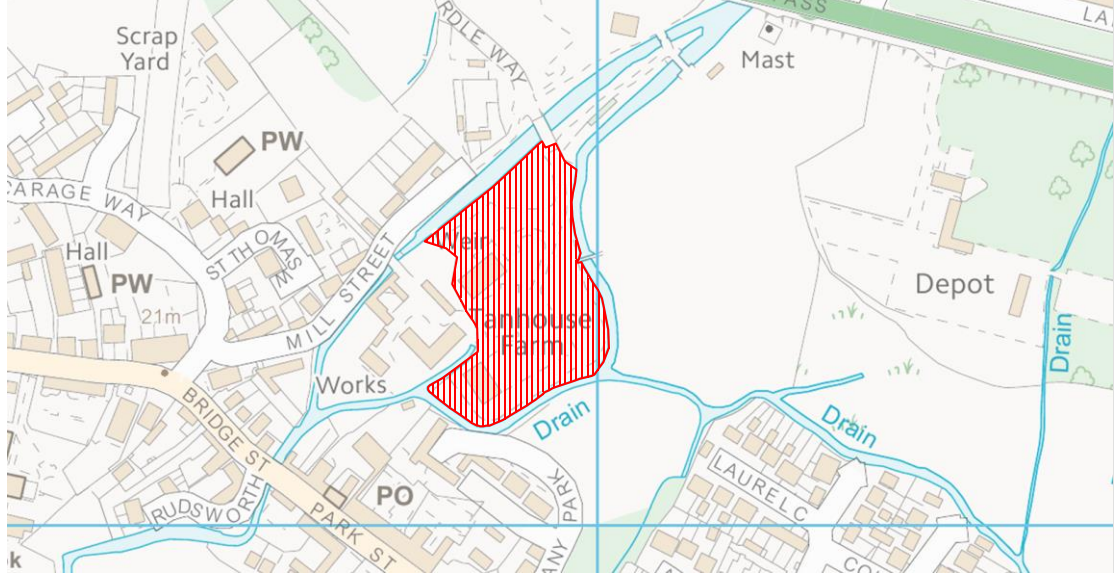
Site Reference : 78			
Other Proposals for or including elements of the same site		None	
Site Address	Wexham Nursery, Wexham Road		
Site Area (hectares)	3.33	Grid reference	498734, 181929
Proposed use:	Residential use.		
			
Description of development:	<p>Planning permission P/16006/000: residential development comprising the demolition of existing structures and the erection of 104 dwelling in the form of two, three and four bedroom houses with accompanying private and public amenity space, off street parking provision, cycle and refuse storage, highway and associated ancillary works.</p>		
Site features:			
Constraints			
Promoter:	Slough Urban Renewal		
Proposer type	Other		
Current Ownership details			

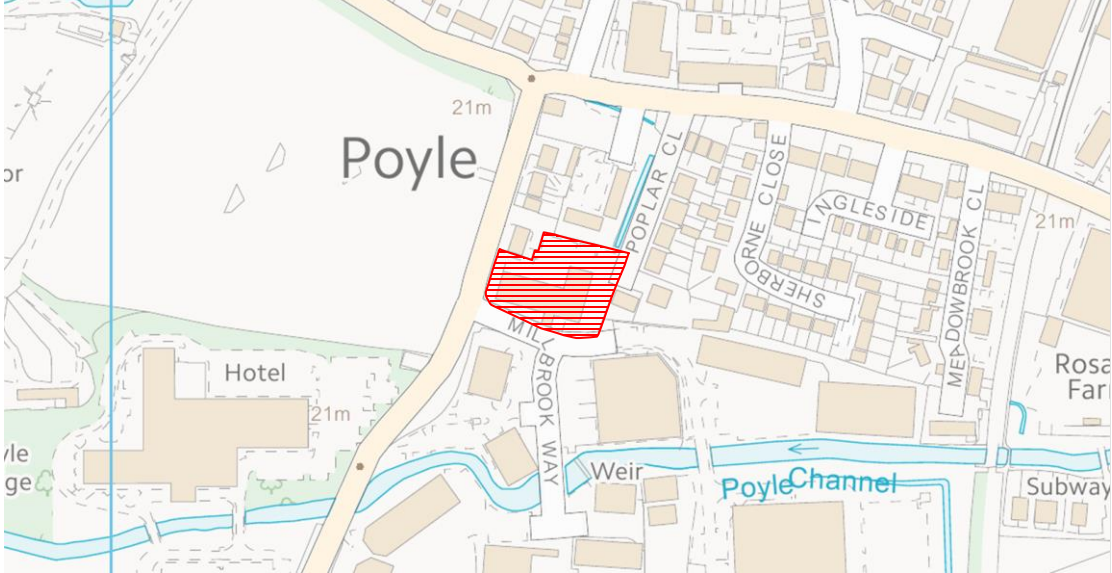
Site Reference : 79			
Other Proposals for or including elements of the same site		None	
Site Address	Gurney House, Upton road		
Site Area (hectares)	0.37	Grid reference	498413, 179278
Proposed use:	Residential use.		
Description of development:	Residential development		
Scale of development:	Less than 5000 m2 or 10 residential units		
Site features:			
Constraints			
Promoter:	Slough Urban Renewal		
Proposer type	Other		
Current Ownership details			

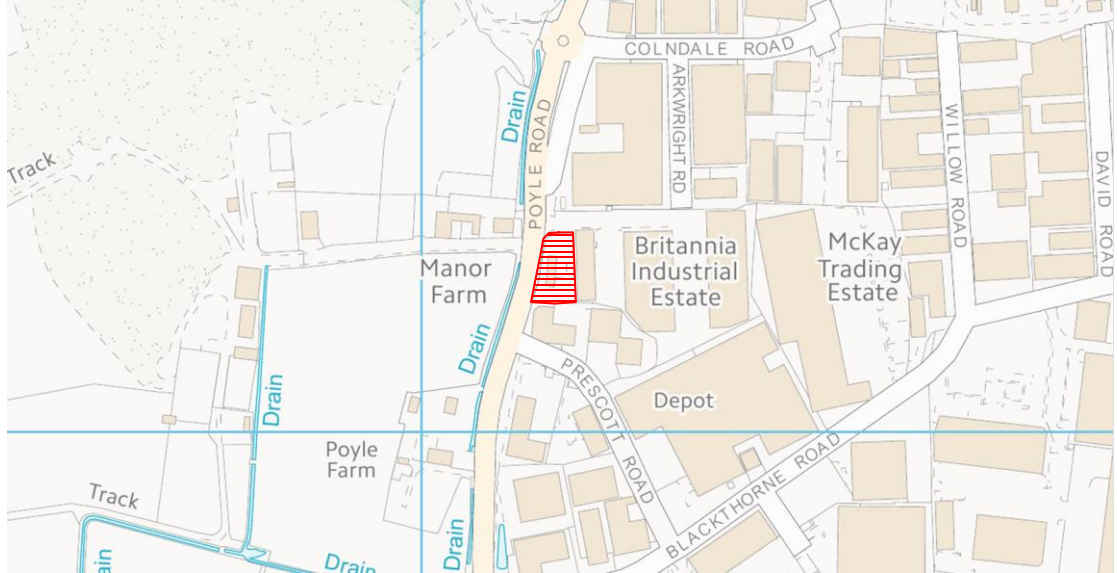
Site Reference : 80			
Other Proposals for or including elements of the same site		None	
Site Address	Car Park, Alpha Street North		
Site Area (hectares)	0.05	Grid reference	497996, 179642
Proposed use:	Residential use.		
Description of development:	Residential development		
Site features:			
Constraints			
Promoter:	Slough Urban Renewal		
Proposer type	Other		
Current Ownership details			

Site Reference : 81			
Other Proposals for or including elements of the same site		None	
Site Address	Tower & Ashbourne House, Chalvey Park		
Site Area (hectares)	1.12	Grid reference	497241, 179754
Proposed use:	Residential use.		
Description of development:	Residential development		
Site features:			
Constraints			
Promoter:	Slough Urban Renewal		
Proposer type	Other		
Current Ownership details			

Site Reference : 82			
Other Proposals for or including elements of the same site		Site: 55	
Site Address	Rear The Centre, Farnham road		
Site Area (hectares)	0.39	Grid reference	496286, 180974
Proposed use:	Residential use.		
Description of development:	Residential development		
Site features:			
Constraints			
Promoter:	Slough Urban Renewal		
Proposer type	Other		
Current Ownership details			

Site Reference : 83			
Other Proposals for or including elements of the same site		Site: 20, 37	
Site Address	McArdles Offices, Tanhouse Way and Mill Street		
Site Area (hectares)	1.4	Grid reference	502931, 177189
Proposed use:	Residential use.		
			
Description of development:	Conversion of offices into flats at the former McArdles Offices (now used by McGee), off of Tanhouse Way and Mill Street, being on the fringe of a residential area. There may be scope for other housing on-site, including where there is a large storage unit.		
Site features:			
Constraints			
Promoter:	Colnbrook with Poyle Parish Council		
Proposer type	Other		
Current Ownership details			

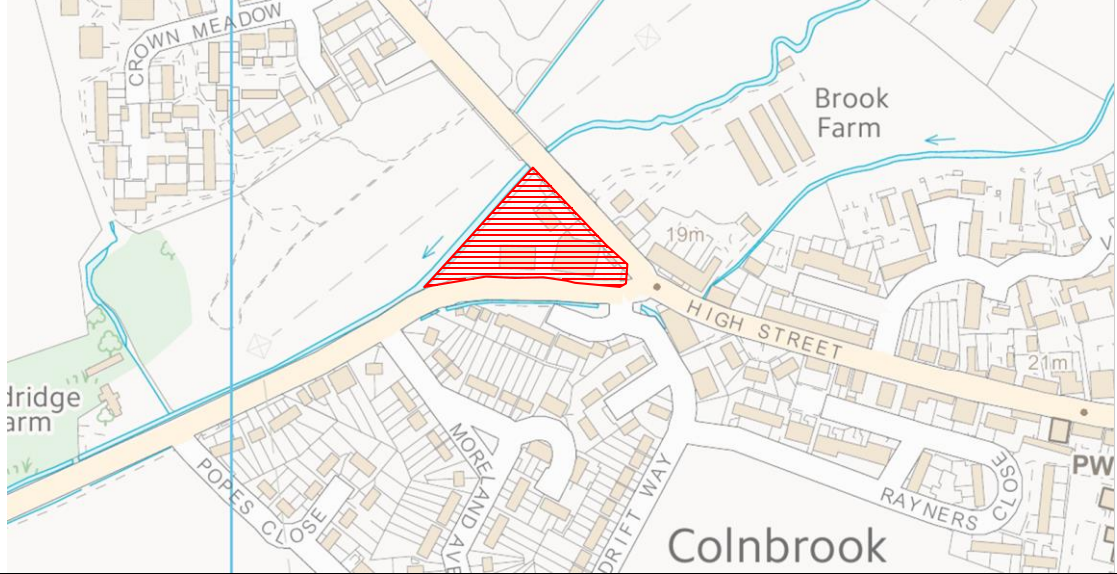
Site Reference : 84			
Other Proposals for or including elements of the same site		None	
Site Address	Old Air India Offices, Matthison Way and Poyle Road		
Site Area (hectares)	0.45	Grid reference	503299, 176563
Proposed use:	Residential use.		
			
Description of development:	Conversion into flats of the old Air India Offices (BancTec), on the junction of Matthison Way and Poyle Road, being on the fringe of a residential area, (next to Ibbotson Court flats).		
Site features:			
Constraints			
Promoter:	Colnbrook with Poyle Parish Council		
Proposer type	Other		
Current Ownership details			

Site Reference : 85			
Other Proposals for or including elements of the same site		None	
Site Address	Pertemps Offices, Poyle Road		
Site Area (hectares)	0.15	Grid reference	503101, 176125
Proposed use:	Residential use.		
			
Description of development:	Pertemps Offices on Poyle Road to be locally listed as a building of character, and refurbished into a single large-family house, or sub-divided into flats, adding to the small stock of family homes along Poyle Road.		
Site features:			
Constraints			
Promoter:	Colnbrook with Poyle Parish Council		
Proposer type	Other		
Current Ownership details			

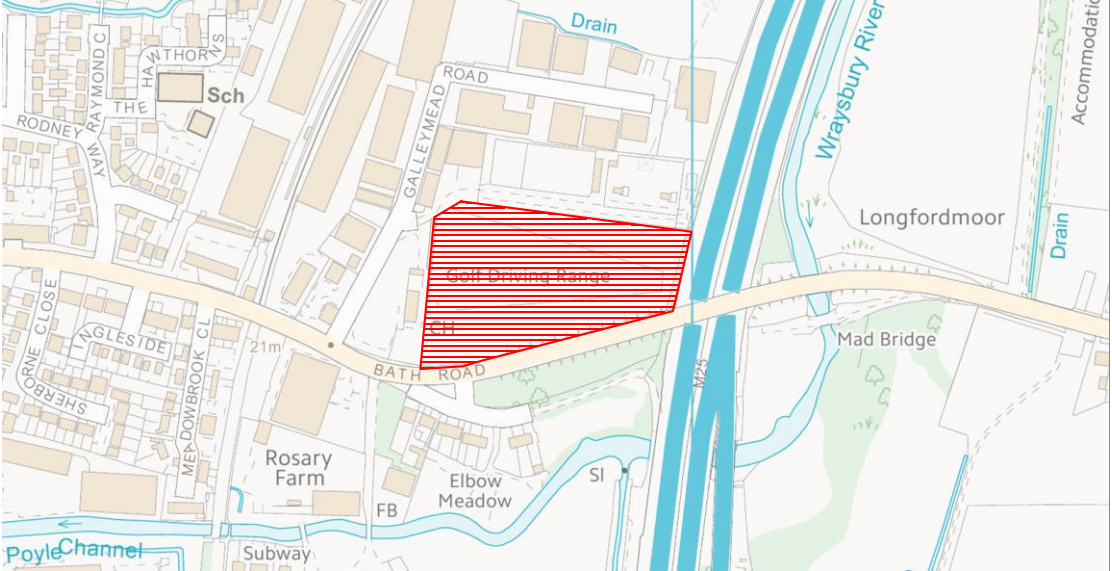
Site Reference : 86			
Other Proposals for or including elements of the same site		None	
Site Address	Either side of Railway footpath, Old Bath Road		
Site Area (hectares)	0.25	Grid reference	503625, 176585
Proposed use:	Residential use.		
Description of development:	Land either side of the railway footpath off Old Bath Road – including The Theale to the east of it, and the Airport Parking to the west of it – to be developed for family housing, with access off of Meadowbrook Close.		
Site features:			
Constraints			
Promoter:	Colnbrook with Poyle Parish Council		
Proposer type	Other		
Current Ownership details			

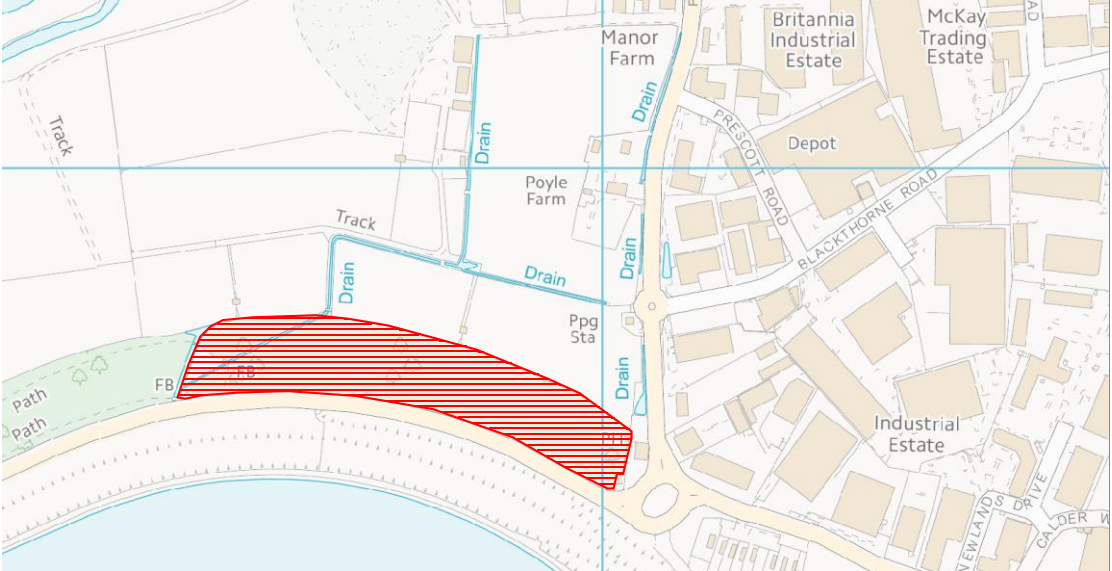
Site Reference : 87			
Other Proposals for or including elements of the same site		None	
Site Address	The Old Function Rooms, Bridge Street		
Site Area (hectares)	Not known	Grid reference	Precise location not supplied
Proposed use:	Listed building		
Description of development:	The Old Function Rooms on Bridge Street, should become a locally listed building.		
Site features:			
Constraints			
Promoter:	Colnbrook with Poyle Parish Council		
Proposer type	Other		
Current Ownership details			

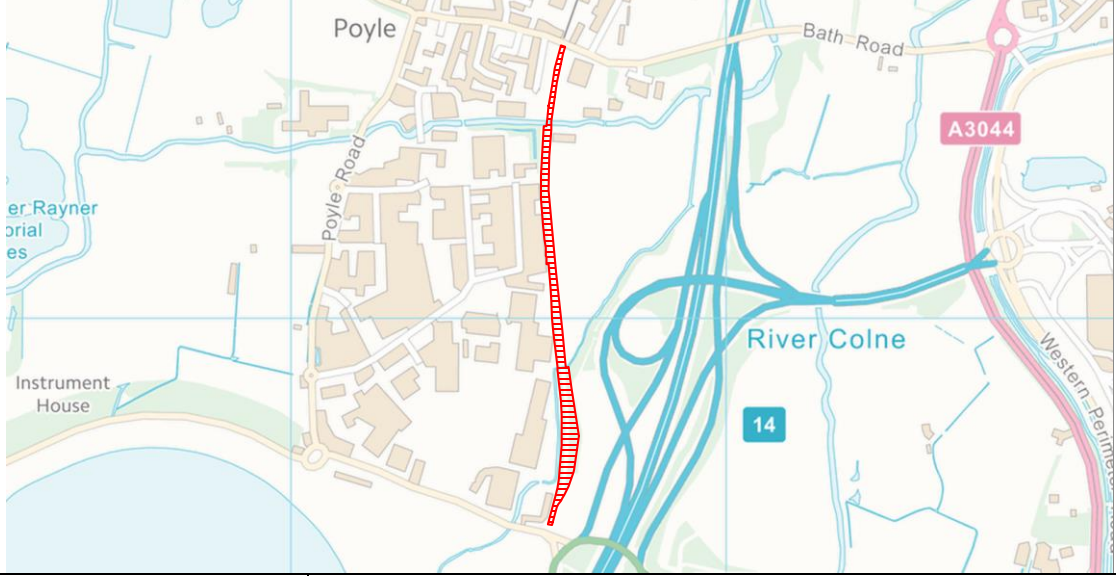
Site Reference : 88			
Other Proposals for or including elements of the same site		Site: 130	
Site Address	Colnbrook Conservation Area		
Site Area (hectares)	Approximate: 14.44	Grid reference	Precise location not supplied 502790, 177100
Proposed use:	Conservation area		
Description of development:	The Colnbrook Conservation Area needs extending westward to include Royal Standard House and the Red Lion building on the High Street. The 1997 Conservation Plan needs updating and actioning. Extending it to the east to include the Punch Bowl and the Beau Nash/Colnbrook Turnpike Pump should also be considered.		
Site features:			
Constraints			
Promoter:	Colnbrook with Poyle Parish Council		
Proposer type	Other		
Current Ownership details			

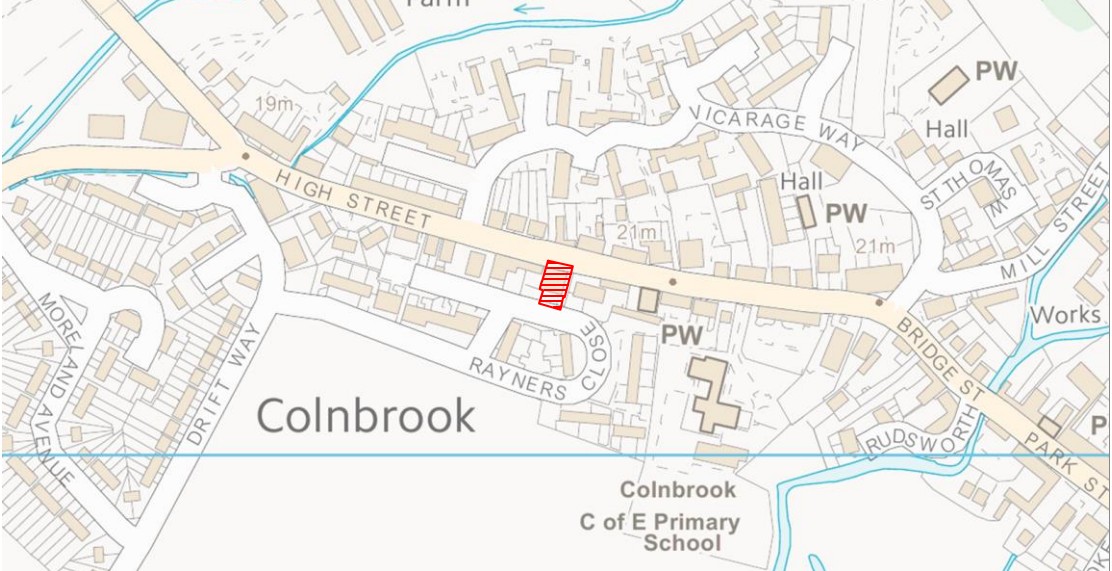
Site Reference : 89			
Other Proposals for or including elements of the same site		Site: 101, 112	
Site Address	BP garage, London road		
Site Area (hectares)	0.54	Grid reference	502197, 177240
Proposed use:	Residential use.		
			
Description of development:	<p>The BP garage on the hairpin bend at the junction of London Road and Horton Road, as well as the HGV-freight yard on London Road, to the rear and west of this BP garage, to be re-developed as a family housing estate, with access and egress off-set onto both London Road and Horton Road, well away from the High Street, Colnbrook, junction (as HGVs in this area are totally incompatible with residential neighbourhoods and access to a Conservation Area; indeed, congestion on this stretch of London Road would need to be addressed in this event).</p>		
Site features:			
Constraints			
Promoter:	Colnbrook with Poyle Parish Council		
Proposer type	Other		
Current Ownership details			

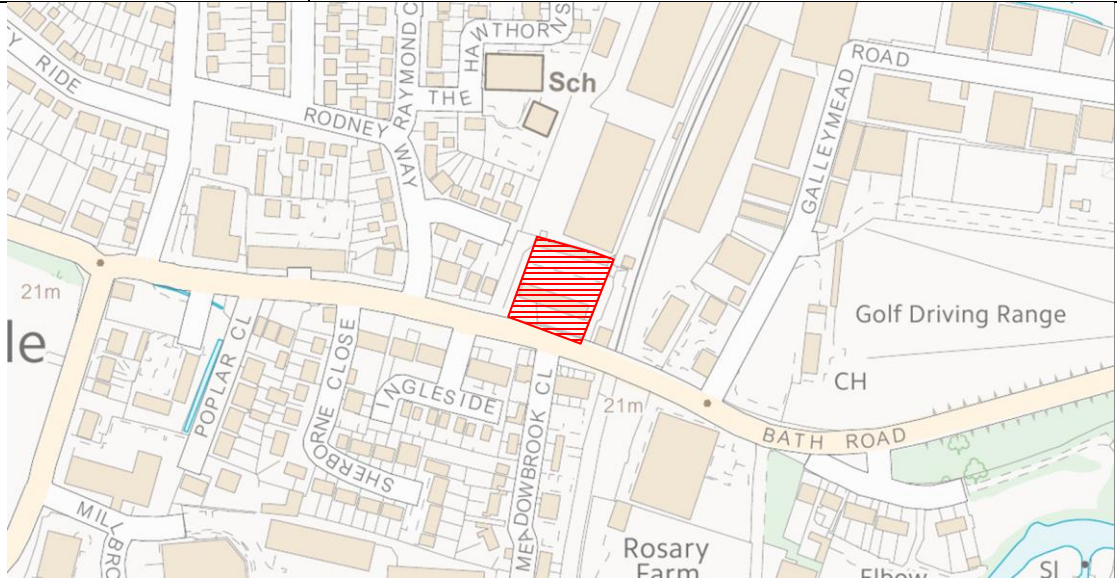
Site Reference : 90			
Other Proposals for or including elements of the same site		Site: 98	
Site Address	Heathrow Gateway, London road		
Site Area (hectares)	0.26	Grid reference	501941, 177606
Proposed use:	Residential use.		
Description of development:	<p>Heathrow Gateway, (known locally as Coln-Henge), on the intersection of London Road and Colnbrook By-Pass, should be redeveloped for scarce 4-5 bedroom houses, with a single access point off of London Road, well back from that junction – the present building skeleton has been compromised by prolonged exposure to the elements; high-rise development at this location sits uncomfortably with the low-rise family housing surrounding the site. Improvements to the junction of London Road onto the adjacent roundabout would still need to condition of development here).</p>		
Site features:			
Constraints			
Promoter:	Colnbrook with Poyle Parish Council		
Proposer type	Other		
Current Ownership details			

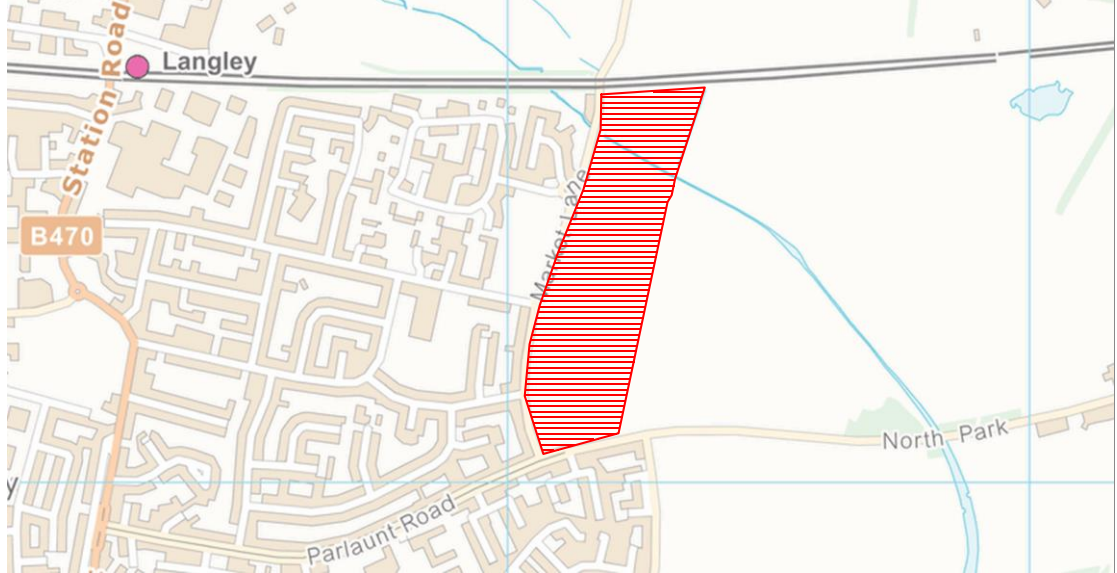
Site Reference : 91			
Other Proposals for or including elements of the same site		Site: 118 and 121	
Site Address	Golf Driving Range, Colnbrook		
Site Area (hectares)	2.4	Grid reference	503883, 176659
Proposed use:	Leisure use.		
			
Description of development:	Public access and amenity in respect of the Golf Driving Range and Poyle Poplars should be protected and enhanced; the former could, for example, be enhanced by inclusion of a miniature golf course, a gun shooting range and cafe/sports shop.		
Site features:			
Constraints			
Promoter:	Colnbrook with Poyle Parish Council		
Proposer type	Other		
Current Ownership details			

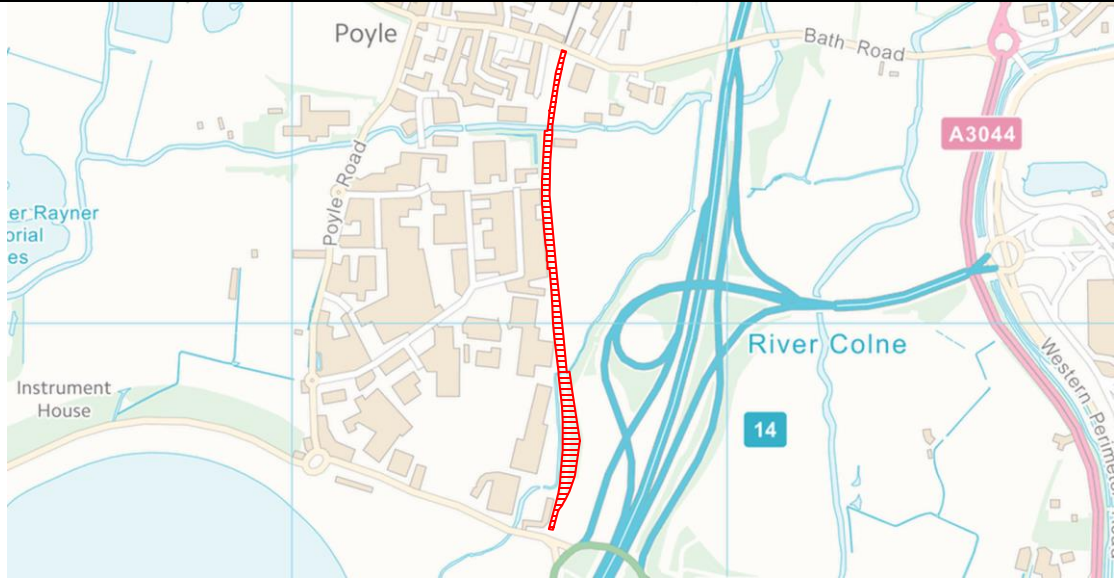
Site Reference : 92			
Other Proposals for or including elements of the same site		None	
Site Address	Poyle Poplars, Colnbrook		
Site Area (hectares)	2.99	Grid reference	Precise location not supplied.
Proposed use:	Leisure use.		
			
Description of development:	Public access and amenity in respect of the Golf Driving Range and Poyle Poplars should be protected and enhanced; the former could, for example, be enhanced by inclusion of a miniature golf course, a gun shooting range and cafe/sports shop.		
Site features:			
Constraints			
Promoter:	Colnbrook with Poyle Parish Council		
Proposer type	Other		
Current Ownership details			

Site Reference : 93			
Other Proposals for or including elements of the same site		Site: 5, 97, 111 and 113	
Site Address	Railway footpath, Colnbrook		
Site Area (hectares)	2.22	Grid reference	503602, 176077
Proposed use:	Footpath		
			
Description of development:	<p>The railway footpath off Old Bath Road, at least as far down as to its access onto David Road, and serving Poyle New Cottages (as a long-established access route), should become a formally-adopted public footpath and be enhanced, perhaps with extension of this footpath over the Wraysbury River and down to the Horton Road at the back of the Travelodge Hotel.</p>		
Site features:			
Constraints			
Promoter:	Colnbrook with Poyle Parish Council		
Proposer type	Other		
Current Ownership details			

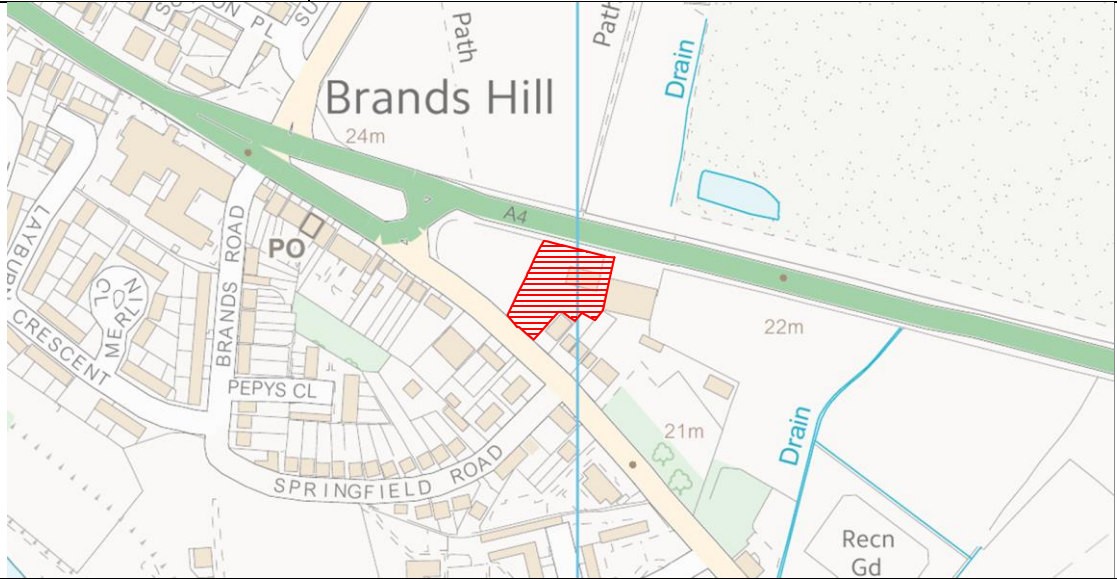
Site Reference : 94			
Other Proposals for or including elements of the same site		None	
Site Address	Colnbrook Doctors Surgery, Colnbrook		
Site Area (hectares)	0.05	Grid reference	502493, 177113
Proposed use:	Medical services		
			
Description of development:	The Colnbrook Doctors Surgery on Colnbrook High Street needs modernising and expanding upon to serve local medical needs locally.		
Site features:			
Constraints			
Promoter:	Colnbrook with Poyle Parish Council		
Proposer type	Other		
Current Ownership details			

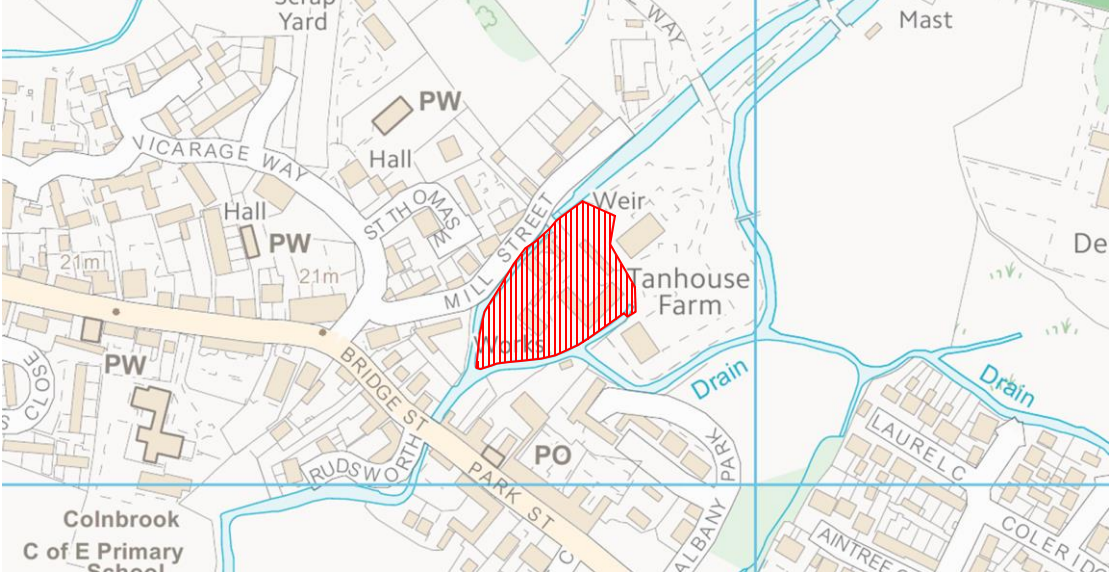
Site Reference : 95			
Other Proposals for or including elements of the same site		None	
Site Address	Colnbrook Court, Colnbrook		
Site Area (hectares)	0.31	Grid reference	503590, 176684
Proposed use:	Residential and Commercial		
			
Description of development:	Colnbrook Court flats and shops should be re-provided with a larger modern flatted development, not taller but making better use of the whole site, including the garages at the back and poorly kept glassed area fronting onto Old Bath Road – both un-necessary today.		
Site features:			
Constraints			
Promoter:	Colnbrook with Poyle Parish Council		
Proposer type	Other		
Current Ownership details			

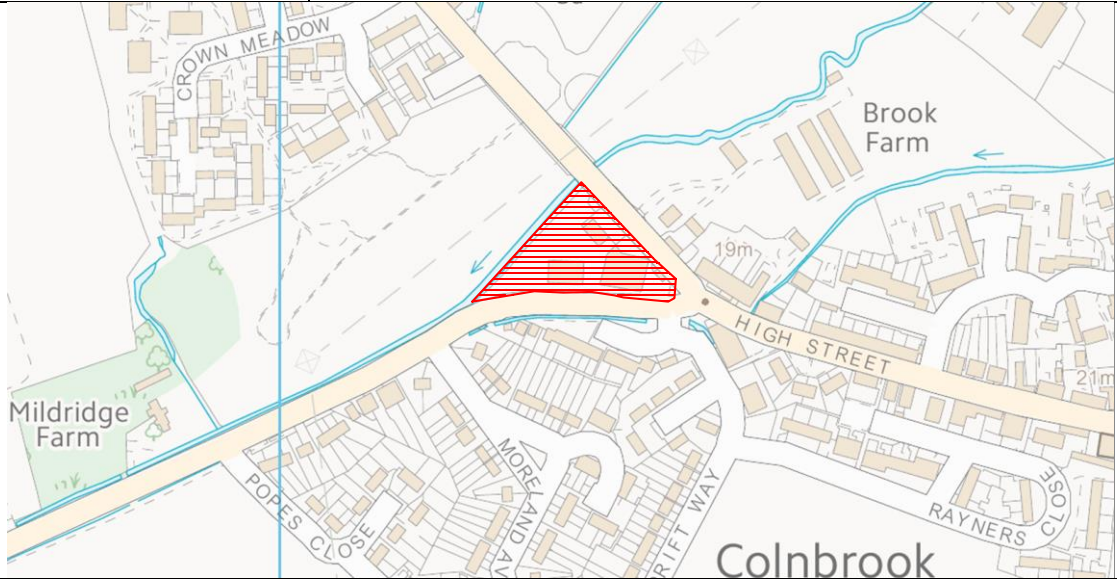
Site Reference : 96			
Other Proposals for or including elements of the same site		None	
Site Address	Land east of Market Lane , Langley		
Site Area (hectares)	12.57	Grid reference	502204, 179405
Proposed use:	Extension of park on the western side of Market Lane		
			
Description of development:	This area should be managed as part of the Colne Valley Park with public access for recreation al walking.		
Site features:	This site is green belt land which is one of the last buffers between Slough and development to the east. It is part of the Colne Valley Park.		
Constraints	none		
Promoter:	Slough Local Access Forum		
Proposer type	Other		
Current Ownership details	Unknown		

Site Reference : 97			
Other Proposals for or including elements of the same site		Site: 5, 93, 111 and 113	
Site Address	Old Bath Road , Colnbrook		
Site Area (hectares)	2.22	Grid reference	503602, 176077
Proposed use:	Informal Nature Reserve with public access route (PRoW dedication)		
			
Description of development:	Create and legally formalise this existing access route and manage the woodland area to maximise the level of biodiversity to provide an attractive green corridor. Extend the access route southwards linking to pedestrian and cycling facilities across the M25.		
Site features:	Natural environment to be protected for biodiversity enhancement and provides a well used attractive footpath linking residential with work at Poyle.		
Constraints	The landowner may not agree with this use.		
Promoter:	Slough Local Access Forum		
Proposer type	Other		
Current Ownership details	Single owner		

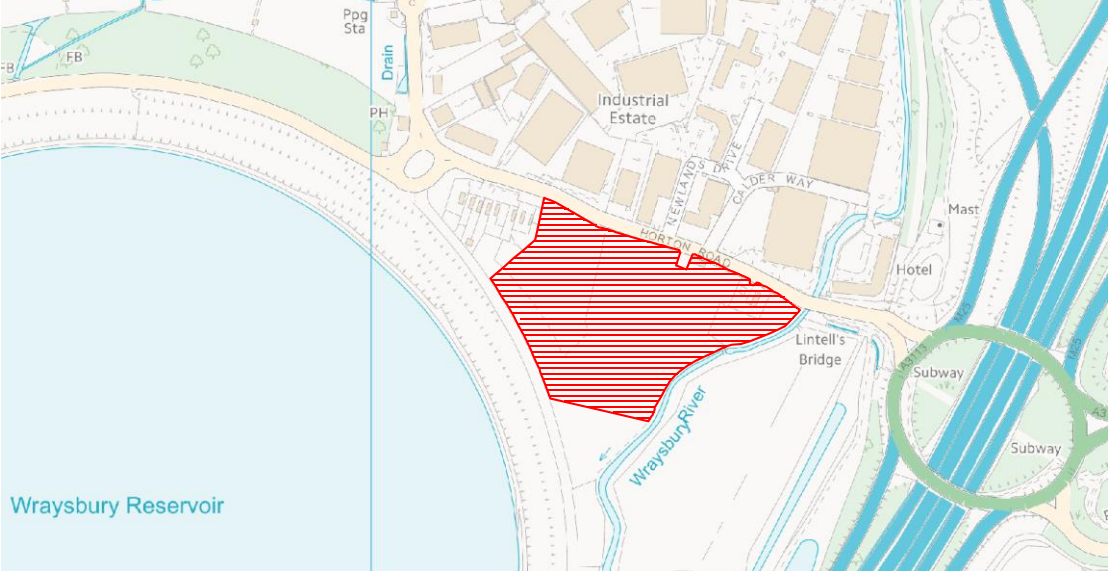
Site Reference : 98			
Other Proposals for or including elements of the same site		Site: 90	
Site Address	Heathrow Gateway, Colnbrook		
Site Area (hectares)	0.26	Grid reference	501941, 177606
Proposed use:	Residential use.		
Description of development:	The Heathrow Gateway development (dubbed “Colnhenge” locally) has been stalled for 8 years and, following a possible restart last year its new owner has declared insolvency. Around 60 new homes were planned for this controversial site. Given development of the site is already partially complete acquisition of the site by the Council with a view to seeing construction completed at the earliest opportunity would be a win-win for the borough and ward.		
Note: Additional information in Appendix			
Site features:			
Constraints			
Promoter:			
Proposer type	Member of the public		
Current Ownership details			

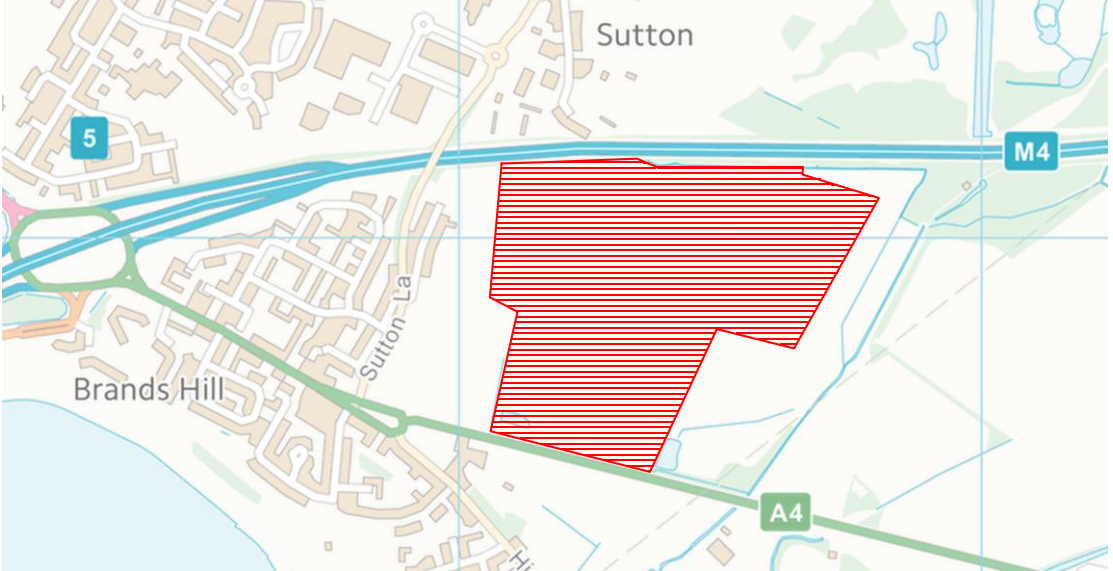
Site Reference : 99			
Other Proposals for or including elements of the same site		None	
Site Address		Gibtel Transport Café, Colnbrook	
Site Area (hectares)		0.28	Grid reference 501989, 177590
Proposed use:		Residential use.	
			
Description of development:		Immediately adjacent to the site is a larger site occupied by the Gibtel transport café and a vehicle servicing operation. These no longer sit comfortably with a primarily residential area and could provide the same or even more new homes – assuming air quality and parking objections could be similarly overcome.	
Note: Additional information in Appendix			
Site features:			
Constraints			
Promoter:			
Proposer type		Member of the public	
Current Ownership details			

Site Reference : 100			
Other Proposals for or including elements of the same site		Site: 37	
Site Address	Tanhouse Farm/McArdle Site, Colnbrook		
Site Area (hectares)	0.71	Grid reference	502866, 177134
Proposed use:	Residential use.		
			
Description of development:	<p>What remains of the Tanhouse Farm/McArdle site could be transformed into a major development of possibly 200 homes or more. The site occupies central positions in the village from which industrial or mechanical activities are carried out, in direct proximity to residential properties. Slough Borough Council has been unable to regularise activities dating back to the 1950s.</p>		
Note: Additional information in Appendix	<p>McArdle construction failed a few years ago and the current owner is understood to be open to a development. Meanwhile the owners of Tanhouse Farm are believed to be proposing a much larger housing development to encompass adjacent Green Belt land. Use of Green Belt should be resisted but there is still ample room here for a high quality development based around the 17th century buildings here which are falling into neglect. This could be an exciting and positive development in the heart of the village.</p>		
Site features:			
Constraints			
Promoter:			
Proposer type	Member of the public		
Current Ownership details			

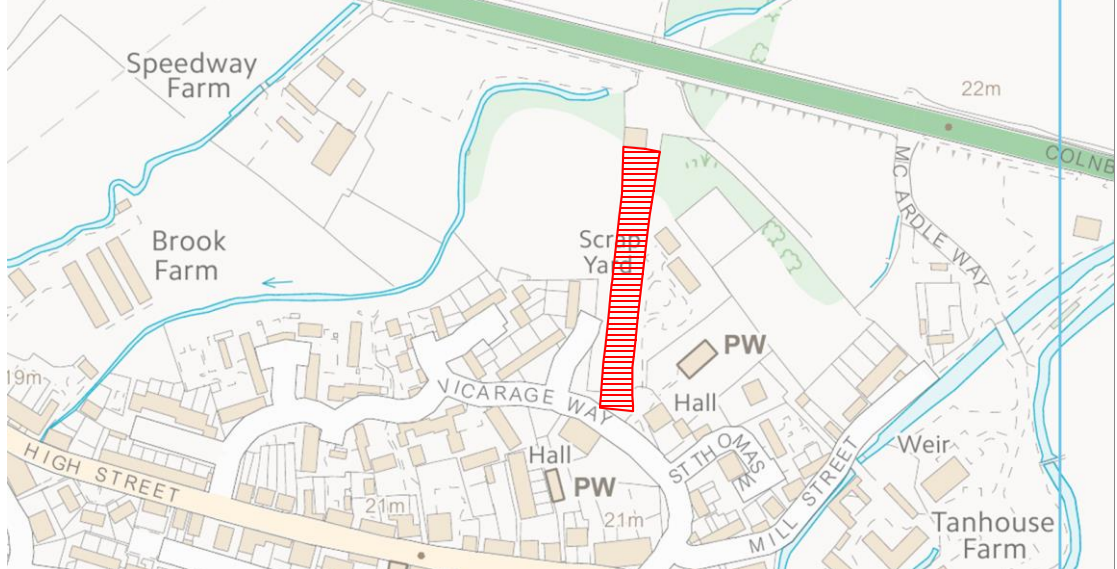
Site Reference : 101			
Other Proposals for or including elements of the same site		Site: 89 and 112	
Site Address	Golden Cross service Station, Colnbrook		
Site Area (hectares)	0.54	Grid reference	502197, 177240
Proposed use:	Residential use.		
			
Description of development:	<p>Together with the adjacent freight yard the Golden Cross service station adjacent to Market Place on the western-most stretch of the High Street could offer another housing opportunity, with other benefits. With the high profile of the site's car wash obscuring visibility at a particularly dangerous junction onto Horton Road which also acts as a barrier between the communities of the western edge of Colnbrook with those in an around Crown Meadow. Relocation of the service station (a second BP is only a few hundred yards further away at Brands Hill) could bridge these two communities and address a lack of cohesion. With a re-routing of local roads a development here could also address key issues for traffic movements through the ward. The site offers perhaps two or three times the size of the land taken up by the the Heathrow Gateway site, so presumably could provide a similar number of new dwellings without overdeveloping the site.</p>		
Note: Additional information in Appendix			
Site features:			
Constraints			
Promoter:			
Proposer type	Member of the public		
Current Ownership details			

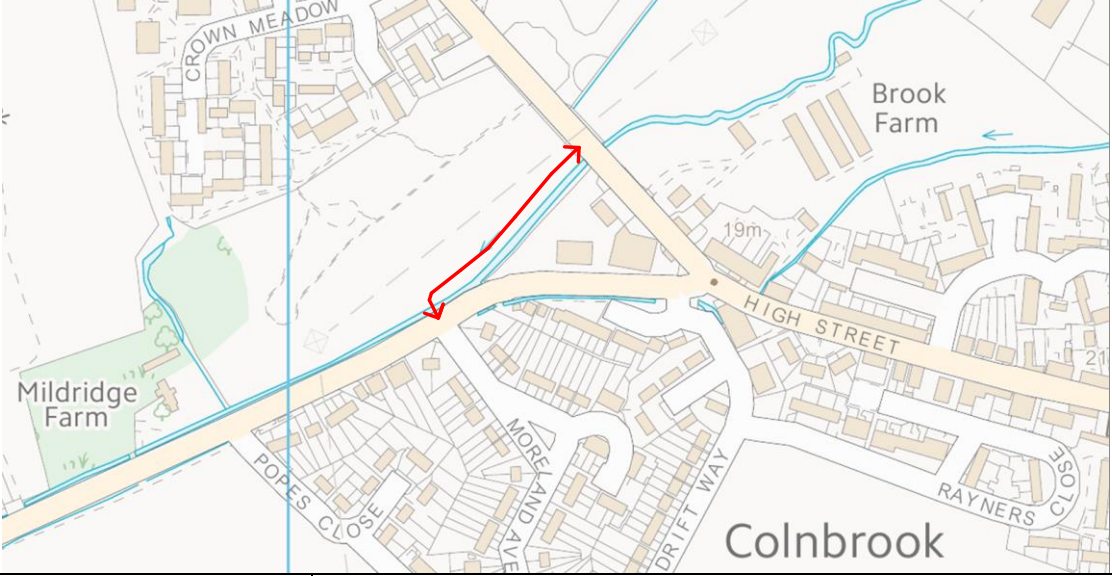
Site Reference : 102			
Other Proposals for or including elements of the same site		None	
Site Address	Aramex warehouse, Colnbrook		
Site Area (hectares)	0.62	Grid reference	503674, 176565
Proposed use:	Residential use.		
Description of development:	<p>The enormous Aramex warehouse dominates the approach to Poyle from the east and, as already stated, is an eyesore at the other entrance to the village. It is difficult to understand how such a massive and out of place development could have been allowed, with residential properties on both sides. The lack of clear zoning of industrial areas has, perhaps, allowed this to happen. The warehouse could be relocated to other areas within the Ward (see later) which could be more beneficial to the company. The land vacated could be developed into a small housing estate sympathetic to others on this part of the old Bath Road, providing perhaps 40 or 50 new dwellings.</p>		
Note: Additional information in Appendix			
Site features:			
Constraints			
Promoter:			
Proposer type	Member of the public		
Current Ownership details			

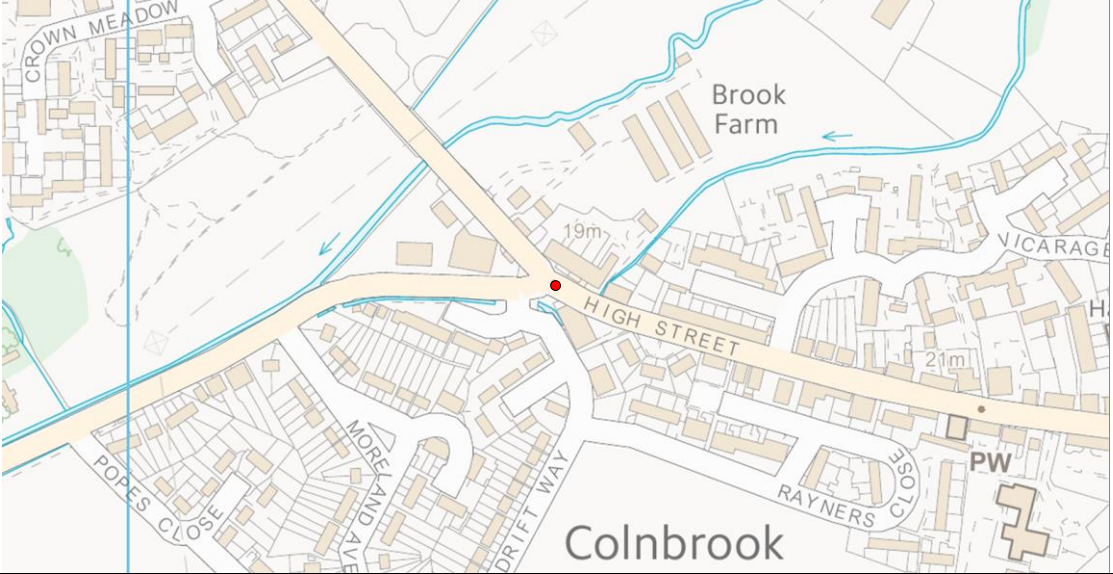
Site Reference : 103			
Other Proposals for or including elements of the same site		Site:115	
Site Address	Poyle Place, Colnbrook		
Site Area (hectares)	4.73	Grid reference	503314, 175515
Proposed use:	Industrial use		
			
Description of development:	<p>The large area of hard standing accessible to the south of Horton Road, adjacent to the reservoir should be redesignate at industrial land. It has repeatedly been stated in recent year that it is no economically viable to expect restoration to Green Belt). Given the pressure for commercial land in the vicinity and the need to support a rezoning of of land in the ward, this large area could be relocated without any net loss of countryside. Due to an anomaly of existing boundaries, most of this land sits in the borough of Spelthorne, although due to the reservoir it is inaccessible to that borough.</p> <p>Any redesignation should come with reservations:</p> <ul style="list-style-type: none"> • Any business relocated to support rezoning should be given the opportunity to relocate here. • The existing small caravan park here should be protected. • This is a key site for freight-oriented businesses. Preference should be given to operations of this nature, which a specific view to offset the future demand for a SIFE type development. • A rail freight link should be considered following the existing vacant land previously occupied by a railway line. If that is ruled out this would make an ideal freight-only route to service Poyle trading estate. 		
Note: Additional information in Appendix			
Site features:			
Constraints			
Promoter:			
Proposer type	Member of the public		
Current Ownership details			

Site Reference : 104			
Other Proposals for or including elements of the same site		Site: 25 and 128	
Site Address	land north of the Colnbrook By-pass, Colnbrook		
Site Area (hectares)	29.47	Grid reference	502414, 177852
Proposed use:	Leisure use.		
			
Description of development:	<p>The former Tanhouse Gravel Pits, including the former Biffa landfill off Sutton Lane currently being restored, should be earmarked as a Colnbrook 'Country Park'. Already part of the 'strategic gap' of the Metropolitan Green Belt, the site could be better protected with a clear purpose and increased use.</p>		
Note: Additional information in Appendix	<p>Heathrow in its North West Master Plan has already identified the need for such a facility, but has opted to target farmland off Horton Road for this purpose. Nevertheless the need remains, for the borough as a whole.</p> <p>Heathrow's proposals for a visitor centre, parking, nature trails, wetland areas, and open meadow, together with land for sport and recreational pursuit, and biodiversity should be explored.</p>		
Site features:			
Constraints			
Promoter:			
Proposer type	Member of the public		
Current Ownership details			

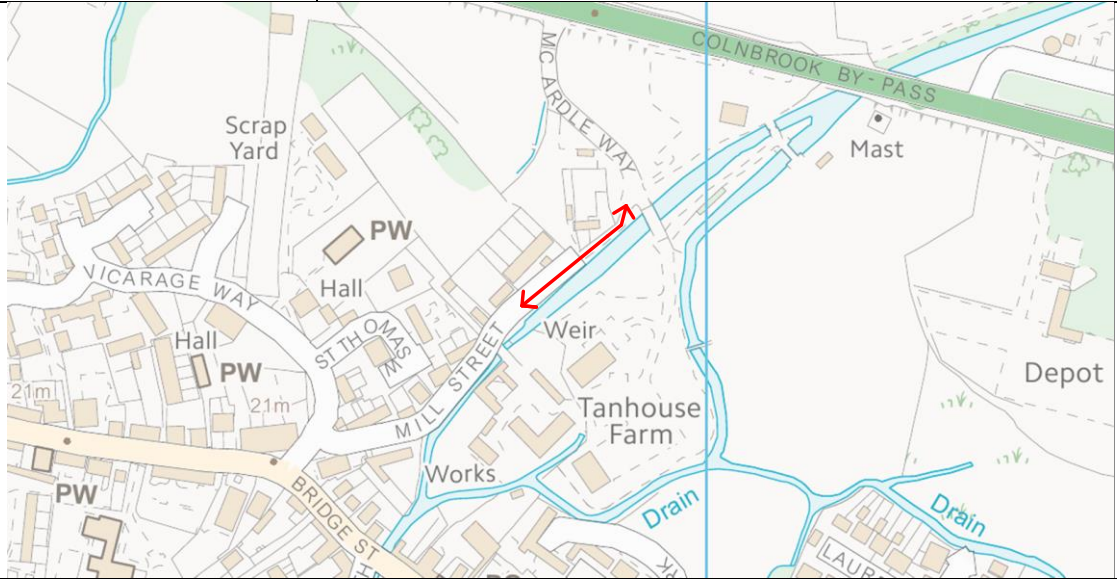
Site Reference : 105			
Other Proposals for or including elements of the same site		Site: 52 and 120	
Site Address	George meadow, Colnbrook		
Site Area (hectares)	1.3	Grid reference	502651, 177326
Proposed use:	Leisure use.		
Description of development:	This former sports field should be returned to community use. The current owner has made no secret of his desire to build on the Green Belt site but this would be inappropriate. The land backs on to the Colnbrook By-pass so would be noisy, while it would suffer from access issues and cause problems for already congested Vicarage Way.		
Note: Additional information in Appendix			
Site features:			
Constraints			
Promoter:			
Proposer type	Member of the public		
Current Ownership details			


Site Reference : 106			
Other Proposals for or including elements of the same site		None	
Site Address	Land south of Imperial Coaches, Colnbrook		
Site Area (hectares)	0.36	Grid reference	502713, 177326
Proposed use:	Leisure use.		
			
Description of development:	As discussed earlier, this site is of doubtful ownership. The company pledged to donate the southernmost part of its site to use by the Colnbrook Community Association two years ago as it said it would not wish to bring transport vehicles so close to residential properties. It has since reneged on that promise. The land could form a small but important open space for residents in one of the most densely populated parts of the village.		
Note: Additional information in Appendix			
Site features:			
Constraints			
Promoter:			
Proposer type	Member of the public		
Current Ownership details			

Site Reference : 107			
Other Proposals for or including elements of the same site		None	
Site Address	London Road to Horton Road, Colnbrook		
Site Area (hectares)	0	Grid reference	502124, 177215
Proposed use:	New road link		
			
Description of development:	A new link from London Road to Horton Road around the proposed Golden Cross development could alleviate a dangerous junction.		
Note: Additional information in Appendix			
Site features:			
Constraints			
Promoter:			
Proposer type	Member of the public		
Current Ownership details			

Site Reference : 108			
Other Proposals for or including elements of the same site		None	
Site Address	High Street at Market Place, Colnbrook		
Site Area (hectares)	0	Grid reference	502286, 177199
Proposed use:	New road link		
			
Description of development:	As part of the above development and road layout change, stopping off access to the High Street from the west would prevent through access and significantly reduce traffic in Colnbrook Village.		
Note: Additional information in Appendix			
Site features:			
Constraints			
Promoter:			
Proposer type	Member of the public		
Current Ownership details			

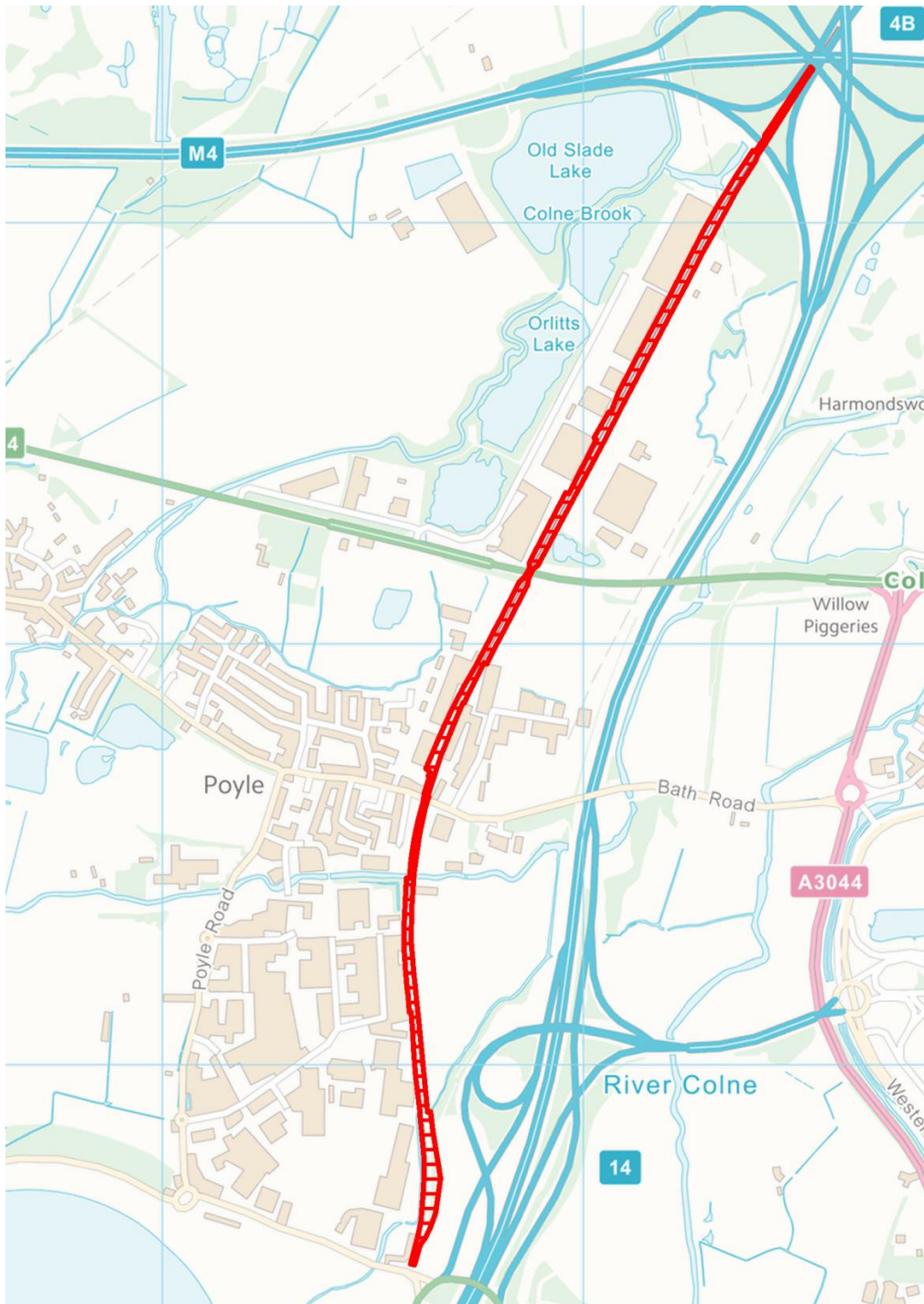
Site Reference : 109			
Other Proposals for or including elements of the same site		None	
Site Address	New road from A4 to Colnbrook		
Site Area (hectares)	0	Grid reference	502981, 177167
Proposed use:	New road link		
Description of development:	<p>If the Tanhouse Farm development were to go ahead, and especially if the High Street was to be blocked off, a new access to the village would be needed. The current private access from the by-pass (recently renamed Tanhouse Way) to businesses located in the McArdle and Tanhouse yards could be extended to come out adjacent to Albany Park to service the new development. (A no right turn onto by-pass from Colnbrook would probably be needed).</p>		
Note: Additional information in Appendix			
Site features:			
Constraints			
Promoter:			
Proposer type	Member of the public		
Current Ownership details			

Site Reference : 110			
Other Proposals for or including elements of the same site		None	
Site Address	Mill street, Colnbrook		
Site Area (hectares)	0	Grid reference	502938, 177257
Proposed use:	New road link		
			
Description of development:	If Tanhouse Way was to be extended an additional access could be created by extending Mill Street to meet it.		
Note: Additional information in Appendix	Currently this is a dirt track for several hundred metres and not formally open to the public. (Mill Street may be too narrow, however, to consider this).		
Site features:			
Constraints			
Promoter:			
Proposer type	Member of the public		
Current Ownership details			

Site Reference : 111			
Other Proposals for or including elements of the same site		Site: 5, 93, 97 and 113	
Site Address	Longford Roundabout to Poyle trading estate, Colnbrook		
Site Area (hectares)	0	Grid reference	503597, 176143
Proposed use:	New road link		
			
Description of development:	A new freight-only route from the Longford Roundabout to Poyle trading estate could follow the line of old railway track and alleviate HGV traffic through the village at a stroke. The old Bath Road and topmost part of Poyle Road could be redesignated as residential traffic only.		
Note: Additional information in Appendix			
Site features:			
Constraints			
Promoter:			
Proposer type	Member of the public		
Current Ownership details			

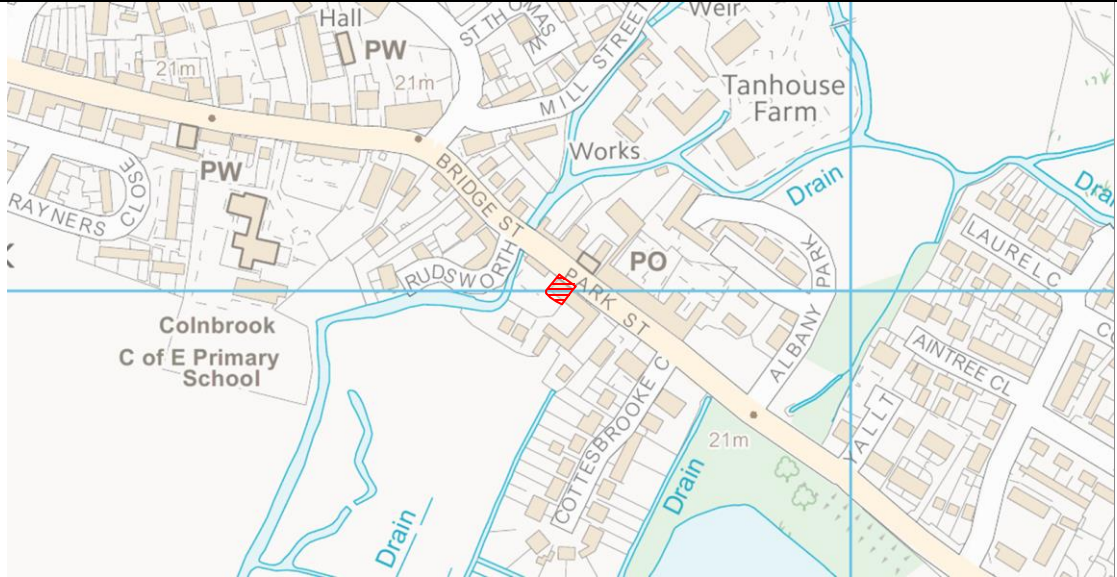
Site Reference : 112			
Other Proposals for or including elements of the same site		Site: 89 and 101	
Site Address	Golden Cross, Colnbrook		
Site Area (hectares)	0.54	Grid reference	502197, 177240
Proposed use:	Car Parking		
Description of development:	Public car parking for Colnbrook Recreation Ground and Crown Meadow could be provided as part of the proposed Golden Cross redevelopment.		
Note: Additional information in Appendix	Loss of car parking spaces at Colnbrook Village Hall to make room for a museum should be resisted.		
Site features:			
Constraints			
Promoter:			
Proposer type	Member of the public		
Current Ownership details			

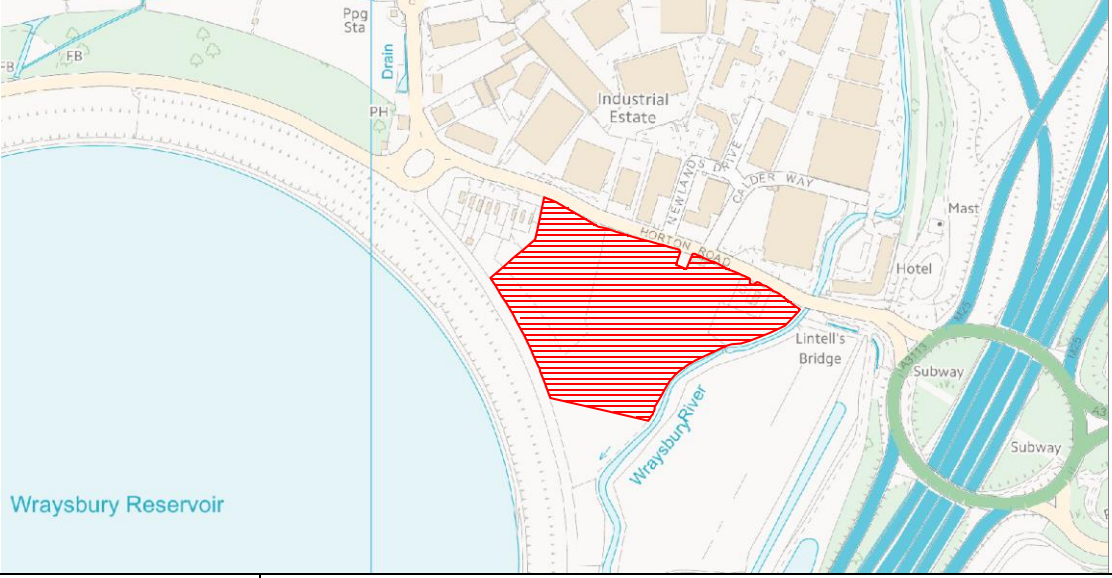
Site Reference : 113			
Other Proposals for or including elements of the same site		5, 93, 97, 111	
Site Address	Colnbrook Rail Station		
Site Area (hectares)	0	Grid reference	503693, 176789
Proposed use:	Rail Station		



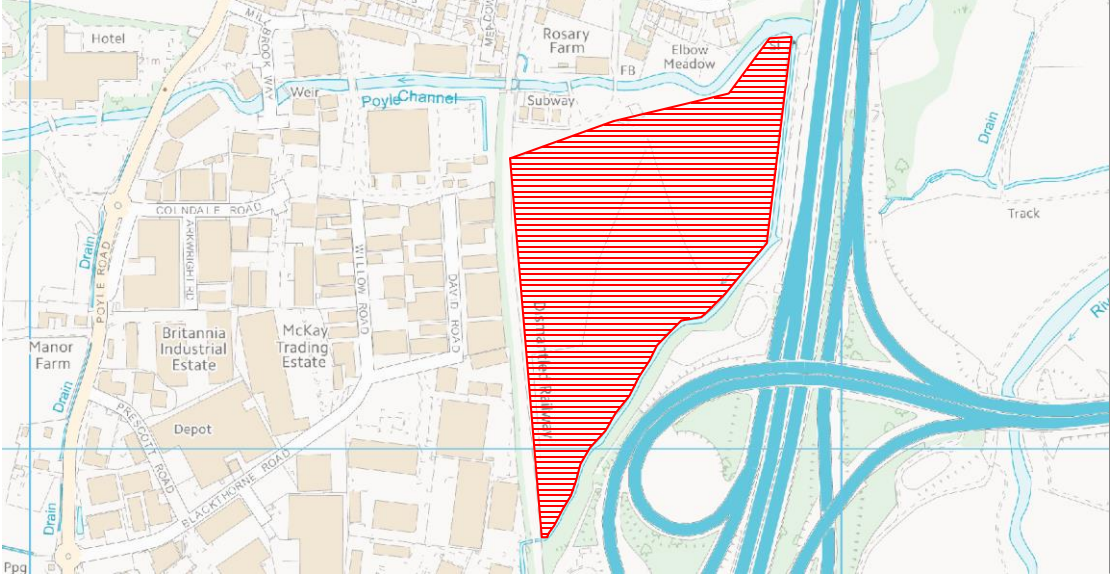
Description of	Re-opening of a Colnbrook station as part of the Western Rail
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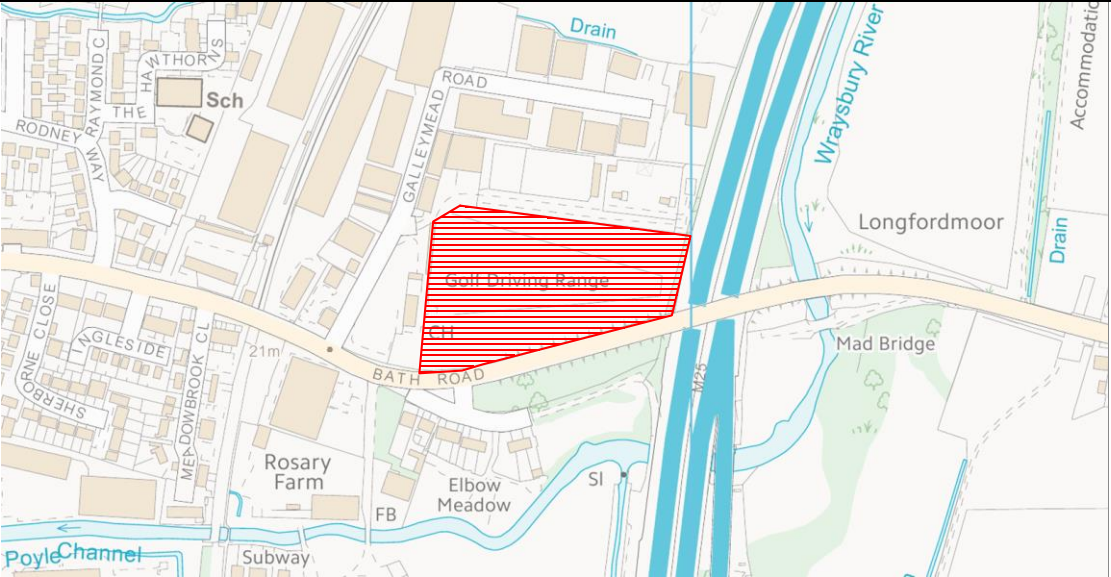
development:	Access to Heathrow and, longer term, consideration of an extension of the Piccadilly Line to Slough would fit with the aspirations to link the borough with economic expansion associated with Heathrow.
Note: Additional information in Appendix	
Site features:	
Constraints	
Promoter:	
Proposer type	Member of the public
Current Ownership details	

Site Reference : 114			
Other Proposals for or including elements of the same site		None	
Site Address	Former Star & Garter public house, Colnbrook		
Site Area (hectares)	0.02	Grid reference	Precise location not supplied
Proposed use:	Community buildings		
			
Description of development:	<p>Current amenities in the ward are focused on the centre of Colnbrook. If there is a need for further community facilities they should be focused on other parts of the ward where there is currently nothing. Colnbrook Village Hall and Westfield Community Hall remain inaccessible to most residents for community activities because they are let to private bookings with little availability for village groups and community events, and overly restrictive booking conditions. A proposal led by St Thomas' Church to build a new community building opposite the existing Village Hall, on glebe land (Green Belt) is the wrong answer to a misuse of existing resources.</p>		
Note: Additional information in Appendix	<p>A proposal to extend the Village Hall onto the car park to house a museum is ill thought-out given the scarcity of parking and the availability of empty buildings which could already provide accommodation.</p> <p>The Old Smithy on Park Street has limited commercial attraction but, if the former Star & Garter public house can be brought back into some public use as a coffee shop (as has been proposed), could provide a hub for community activity including a GP surgery, and meeting rooms.</p>		
Site features:			
Constraints			
Promoter:			
Proposer type	Member of the public		
Current Ownership details			

Site Reference : 115			
Other Proposals for or including elements of the same site		Site: 103	
Site Address	Former Olympic VIP Coach Park Site, Colnbrook		
Site Area (hectares)	4.73	Grid reference	503314, 175515
Proposed use:	Industrial, commercial or emergency services.		
			
Description of development: Note: Additional information in Appendix	<p>There are several uses I would wish the Council to consider A new purpose built Police/Emergency Services Command Centre and Depot on the footprint of the demolished buildings The Metropolitan Police moved off - airport a few years ago and currently rent commercial premises at Polar Park. All three local Police forces have used the site in the past, together with VOSA and other Emergency Services and this has always been on a 'no cost' basis.</p>		
	<p>Distribution Centre with warehousing units on the footprint of the demolished buildings - There is a chronic shortage of buildings with adequate off-road parking in this area.</p>		
	<p>Demolition of the Poyle Place bungalows and replacing with a combination of ground floor offices and flats above for short term rentals - These buildings are now beyond economical repair and are probably structurally unsound. There is an extreme shortage of rental property for people who work in and around the Airport and, although the site is in a commercial area, it could be used for residential proposes, particularly if this was short term. I am also sure that DHL who are going to be the new tenants directly opposite the bungalows would welcome a development to the existing buildings</p>		
<p>Overflow HGV/staff car parking for the Poyle Estates - There is an acute need for both commercial vehicle parking and also a lesser need for staff car parking for the companies who use the Poyle Estates. I feel that this is something that this site is most</p>			

	<p>suited to and I am constantly contacted by companies within the Estates who are looking for additional space. The fact that the Estates are made up of lots of small units makes it difficult to cater for large commercial vehicles. The recent parking restrictions brought in to use has had an effect on staff car parking. I have heard from two local companies who are actively looking to re - locate. Having somewhere nearby to park their vehicles would ensure that they remain in Poyle, which surely has an impact on the Estate, local jobs and the Council itself.</p> <p>Airport construction worker's temporary caravan site - In the event of Heathrow Airport's expansion, this site is one of very few which could cater for a large influx of workers who would need accommodation close to the Airport.</p>
Site features:	
Constraints	<p>Release from the Green Belt for major housing development – this site was tested by the Council (1198?) for its suitability for housing development. It made it through the final stages of the process and passed all tests apart from being within the Airport's Flight Safety Zone, which is what prompted the sites to be dismissed as suitable for housing. If there is any change to that Safety Zone and the concerns of two decades ago cease to be as important today, perhaps the sites could be considered once more.</p>
Promoter:	Site Services and Security Ltd.
Proposer type	Landowner
Current Ownership details	

Site Reference : 117			
Other Proposals for or including elements of the same site		None	
Site Address	Off New Poyle Cottages, Bath Road		
Site Area (hectares)	10.35	Grid reference	503765, 176198
Proposed use:	Enhance the natural quality of the site creating wild planting, engaging with local community volunteers to maintain a rich bio-diverse environment.		
			
Description of development:	<p>To reinvigorate land that is kept in a state of dormancy, providing opportunity for community engagement to create a natural environment for the benefit of wildlife and community enjoyment alike.</p> <p>Much of the Metropolitan Green Belt is under threat in this sector of the Colne Valley Regional Park and it is important to mitigate losses, wherever possible on sites currently unused. Nothing in this proposal would exclude the land use from future developments, subject to NPPF criteria being met.</p> <p>This proposal would also enhance the dismantled railway route footpath .</p> <p>Provision of facility to be via mitigation from the many National Strategic Infrastructure Projects this part of the Colne Valley Park is having to host.</p>		
Site features:	The site was used for Landfill (Longford II closed in 2002). The site has potential to become a Local Nature Reserve.		
Constraints	The site falls within the boundary of the Colne Valley Regional Park. Metropolitan Green Belt classified land.		
Promoter:	Colne Valley Park CIC		
Proposer type	Other		
Current Ownership details	Unknown		

Site Reference : 118			
Other Proposals for or including elements of the same site		Site: 91 and 121	
Site Address	Golf Driving Range, Galleymead Road		
Site Area (hectares)	2.4	Grid reference	503883, 176659
Proposed use:	Enhance site boundary with tree and shrub planting for wildlife. Provide sport facility for youth / young adults.		
			
Description of development:	<p>The site has been unoccupied since 1997, when the first proposal for redevelopment appeared (P 10423 October 1997). An appeal against non-determination within the eight week period was lodged, but withdrawn by appellant prior to the opening hearing (February 1998).</p> <p>Although the site has been identified for use to some degree for the WRLtH development, it would be appropriate to bring this derelict site back into community use within the terms of the Colne Valley Regional Park's objectives.</p> <p>Enhancements for wildlife, biodiversity and recreational use for the local community would be an appropriate use up to the time construction work for WRLtH will commence.</p> <p>Provision of facility to be via mitigation from the many National Strategic Infrastructure Projects this part of the Colne Valley Park is having to host.</p>		
Site features:	The site was used as a sport resource. Land has fallen into dereliction and would benefit being reused for recreation and nature for community asset.		
Constraints	<p>The site falls within the boundary of the Colne Valley Regional Park.</p> <p>Metropolitan Green Belt classified land.</p> <p>An area of this land has been identified for a vent shaft for the proposed rail link to Heathrow (WRLtH).</p>		
Promoter:	Colne Valley Park CIC		
Proposer type	Other		
Current Ownership details	Unknown		

Site Reference : 119			
Other Proposals for or including elements of the same site		None	
Site Address	Former University of West London site, Corner of William Street & Wellington Street		
Site Area (hectares)	4.57	Grid reference	497485, 180110
Proposed use:	<p>The development proposals will deliver a comprehensive residential led mixed use regeneration scheme in the heart of Slough.</p> <p>Whilst at an early stage of design evolution, it is anticipated that the scheme proposals are likely to include the following:</p> <ul style="list-style-type: none"> • Circa 1200 residential units (Use Class C3) including Circa 600 units of PRS (Private Rented Sector) • Potential for up to 30,000 sq m Office (Use Class B1a) • Circa 4,000 sq m Cinema plus other additional leisure uses (Use Class D2) • Circa 400 key Hotel/s (Use Class C1) • Small food store (Use Class A1) • Circa 5,000 - 6,000 sqm Other small retail units (Use Class A1) • Range of ancillary bars and restaurants (Use Class A3 – A5) • Other associated facilities such as children’s day nursery, gym, self storage • Car parking • High quality public realm as well as private spaces • Other ancillary facilities and works 		
Description of development:	<p>Regeneration</p> <p>The proposed redevelopment of the former University of West London site will see the long awaited regeneration of a key town centre site within the heart of Slough’s town centre. Situated in a prominent location in close proximity to Slough Train Station, Bus Station, Library, other civic buildings and the main retail centre just beyond, it is clearly important that this site is brought back into use and that the site’s redevelopment potential is maximised to</p>		

deliver much needed housing and employment with associated facilities and supporting uses. There is also the opportunity to enhance the current leisure offer within the town centre area.

Policy Position

The site already benefits from a specific Development Plan site allocation for the uses proposed in order to realise the regenerative effect on the wider town centre area.

Housing Need

The Berkshire Strategic Housing Market Assessment (2015) clearly demonstrates a significant increase in the number of dwellings which will need to be delivered in the coming years within Slough Borough to 927 dwellings per year. These proposals will assist the Council in meeting its target.

Planning History

Outline Planning was previously secured for the site as part of the wider Heart of Slough regeneration, albeit that the permission has now expired and was for a different balance in the land uses which ultimately proved unviable and therefore undeliverable. The former Thames Valley University / University of West London Site had consent for the following:

Previous consent

Residential 1,500 units ; TVU 2,500 sq m ; Office 4,908 sq m ; Retail, Food and Drink and Leisure 3,580 sq m ; parking spaces 1,285

The New Proposal

The new proposal involves a systematic reworking of the original scheme, to provide a new high quality public environment incorporating public spaces set in a high quality landscape setting. Improving on the overall development potential of the site the proposals would also deliver a more sustainable balance between commercial, residential, hotel, leisure, some retail and other facilities to serve the new workers and residents, as well as the wider community.

Site Potential

The site sits between the mainline railway, William Street and Wellington Street (Bath Road). There are commercial offices to the south-west of the site, and residential houses some distance away on the other side of the Windsor line to the west.

The site has the potential to accommodate a large scale mixed use scheme arranged around a generous public realm incorporating high quality hard and soft landscape, that links in to the existing town centre. The emerging proposals are for a residential led mixed-use town centre scheme with flats, commercial office buildings, hotel and complementary uses including retail and leisure as well as bars and restaurants, arranged around a new square. Pedestrian routes will link this new square to William Street and to Wellington Street (Bath Road), providing an extended public realm that will integrate this site in to

	<p>the town centre and High Street, and provide improved pedestrian access from the west to the railway station both day and importantly into the evening.</p> <p>The public space proposed will have an urban feel, with a mixture of hard and soft landscaping, and with extensive active frontages, including retail shops, cafes and building entrances.</p> <p>The form, scale and mass of the buildings will be designed to create a comfortable and well articulated urban environment, with consideration given to sunlight and daylight, wind and noise. The scale of the site provides the opportunity to deliver a variety of building styles commensurate with a vibrant town quarter.</p>
Site features:	<p>The comprehensive redevelopment of the entire site will enhance and improve on the current situation with the removal of outdated, redundant, vacant buildings and facilities. There are no known site features to be retained. The existing school is due to be relocated in the short term.</p>
Constraints	<p>It is considered that a potential development scheme for the regeneration of the site will be deliverable taking into account the limited on site constraints as well as those in the surrounding area.</p> <p>The constraints to development of the Proposal Site are well known and have been the subject of a relatively recent Environmental Impact Assessment(2008) which included a wide range of survey work and assessment. A new EIA would be undertaken in relation to any new development proposals, however it is anticipated that the baseline conditions will not have changed significantly in the interim period, indeed, the improvements to the junction of Wellington Street and William Street as well as the development of the new Curve building and Bus Station on adjacent sites, anticipated the redevelopment of the former UWL site in order to fully realise the vision for the Heart of Slough.</p> <p>Land Ownership The final boundary of the proposed site will be dependant on landownership arrangements in relation to the Network Rail land bounding the railway line to the north of the site.</p> <p>Existing Land uses The University of West London has consolidated on sites outside of Slough therefore redevelopment will see a site brought back into use. The existing school on site, is a temporary school site which will only occupy the site until the permanent school has been built and opened. There is temporary car parking on site, which takes advantage of the site not being in use and is not a permanent land use. Permanent car parking and maintenance area associated with network rail would have to be reprovided elsewhere if included as part of the development site.</p> <p>Surrounding Land Uses The site is bound to the north and north west by the Slough to Windsor railway line. Careful consideration will be given in design terms and appropriate mitigation determined through assessment</p>

work to deliver a scheme that is not impacted by the railway, as has been done successfully in many areas along Slough's railway corridors. The existing residential development to the south west will be respected in the overall masterplan design and is not considered a constraint to the wider redevelopment, indeed it is anticipated that the improvements to the site through redevelopment as well as the enhancement of the public realm will bring significant benefits to both the immediate and wider community

Highways

A Transport Assessment will be undertaken to contemplate the impact of the development on the highway network, however, the improvements to the junction of Wellington Street and William Street were designed to accommodate traffic related to redevelopment of the site. Appropriate mitigation measures will be identified in terms of highway improvements, enhancements to pedestrian and cycle access, travel plan requirements and car parking measures.

Utilities

A utility assessment will be undertaken to contemplate existing and future utility requirements, however it is known that there are a number of utility connections that cross the site that will need to be taken into consideration, including a gas main and a telecoms conduit, which will be taken into account in the masterplan design and can be accommodated with appropriate mitigation.

Topography

There are a number of level changes across the site which will need to be considered in the overall masterplan design and construction methodology, however it is anticipated subject to appropriate mitigation and design that there will be no topographical constraint to the redevelopment of the site, indeed it will provide opportunities for basement level spaces to be integrated within the design.

Ecology

Updated ecological surveys will be undertaken, however it is anticipated subject to appropriate mitigation that there will be no ecological constraints to the redevelopment of the site. There will be significant opportunities to enhance the biodiversity of the site.

Air Quality

Subject to up to date analysis, it is anticipated on the basis of the previous planning consent that there will be no air quality issues arising from the new development subject to appropriate mitigation measures, particularly during construction.

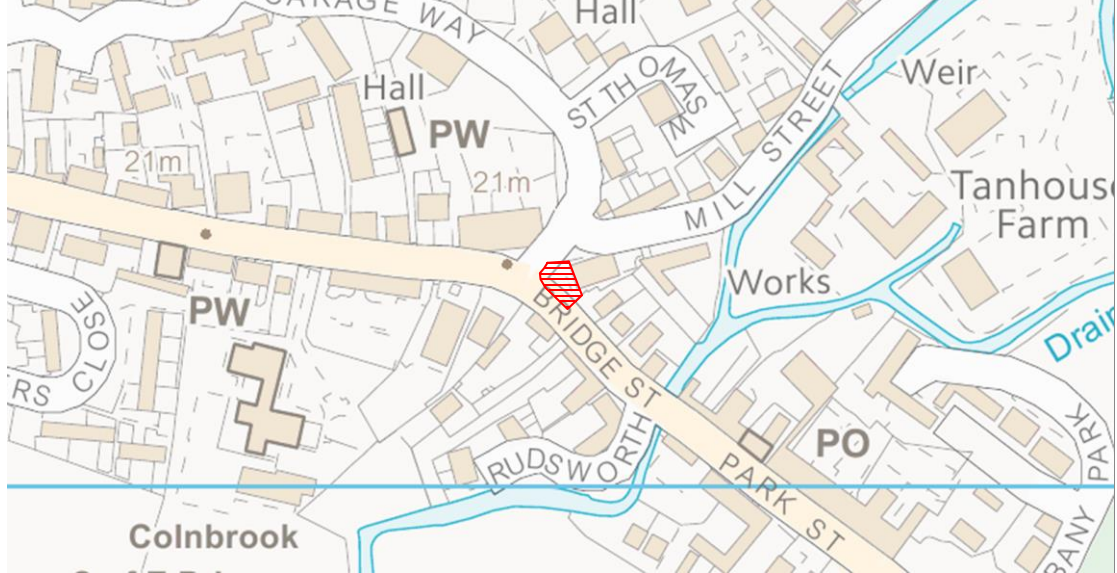
Contaminated Land

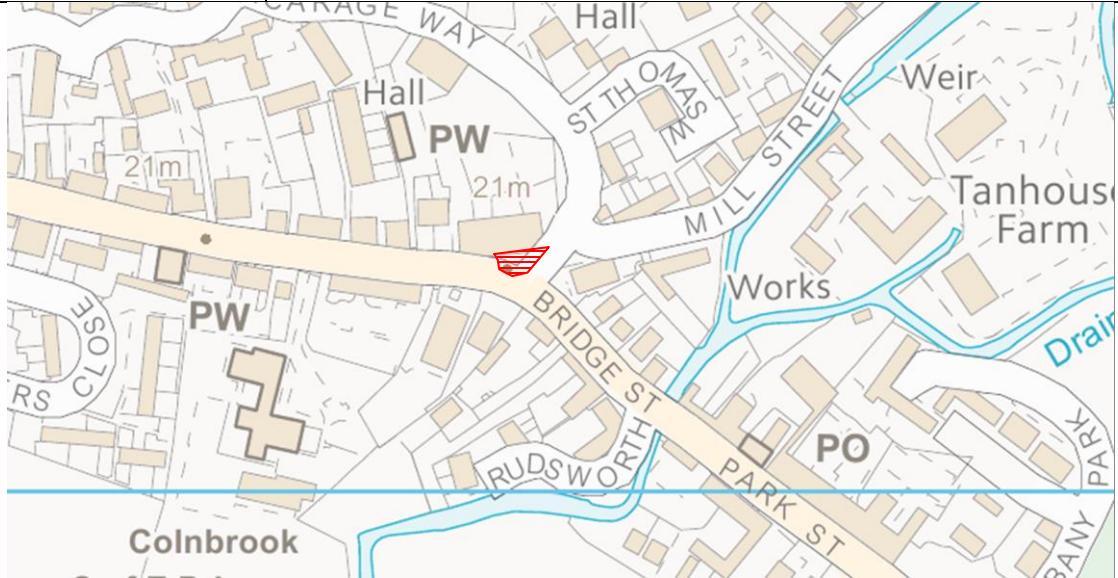
Based on previous assessments, which will be updated, there is the potential for contamination on the site, however subject to appropriate mitigation measures it should not be a constraint to any redevelopment which would provide the opportunity to enhance the site.

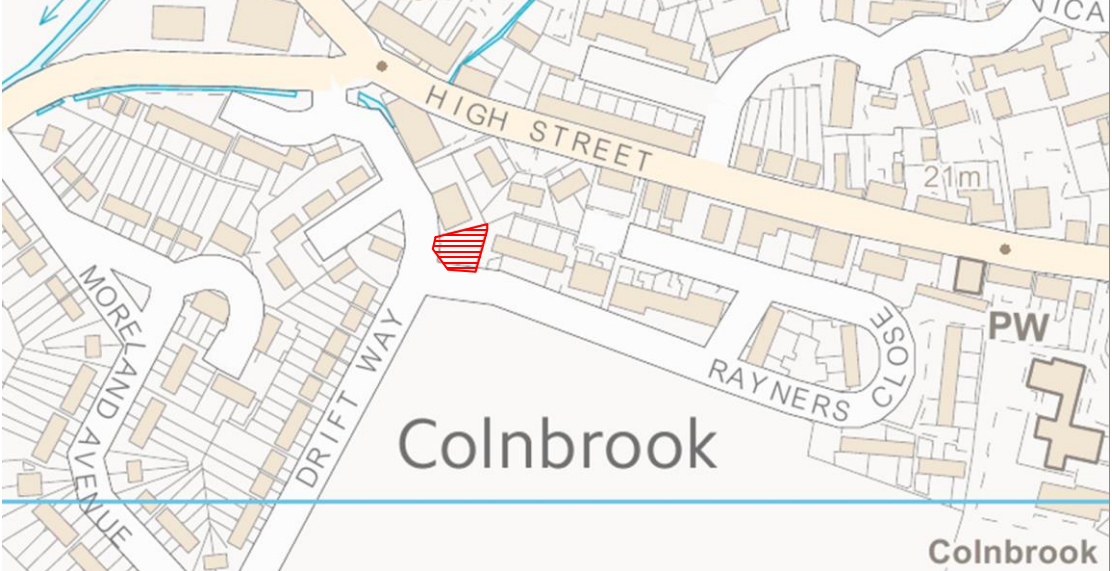
	<p>Historic Environment It is considered that the site has a low potential for archaeological remains which will be demonstrated through appropriate assessment. There are a number of listed buildings in the surrounding area including Slough Train Station and the Church of Our Lady Immaculate and St Ethelbert Church and the associated Presbytery which will be assessed but are not anticipated to constrain redevelopment.</p> <p>Townscape & Visual Impact Clearly the redevelopment of the site will deliver significant improvements to the wider townscape given the current state of the site and the original buildings. The redevelopment proposals will be the subject of a townscape assessment, however given the principles already established by the previous consent in terms of heights, bulk and massing it is anticipated that the new proposals will be appropriate. Noise and Vibration Based on previous assessments it is considered that subject to appropriate mitigation measures, including during construction, that noise and vibration will not be a constraint to redevelopment. The assessment will have particular regard to the existing residential properties immediately to the south west of the site to the west of the site beyond the railway line. Noise from the railway line will be addressed through design and appropriate mitigation. Likewise, considered masterplan design will mitigate the impact of transport noise, in particular arising from Wellington Street and William Street.</p> <p>Water Resources It is considered that through careful design and appropriate mitigation measures that the impact on hydrology will not constrain the redevelopment of the site.</p> <p>Summary In summary it is considered that there are no constraints that will prohibit the redevelopment of the site. Assessment work will determine appropriate mitigation where required.</p>
Promoter:	Kier Property Developments
Proposer type	Developer
Current Ownership details	Multiple ownership

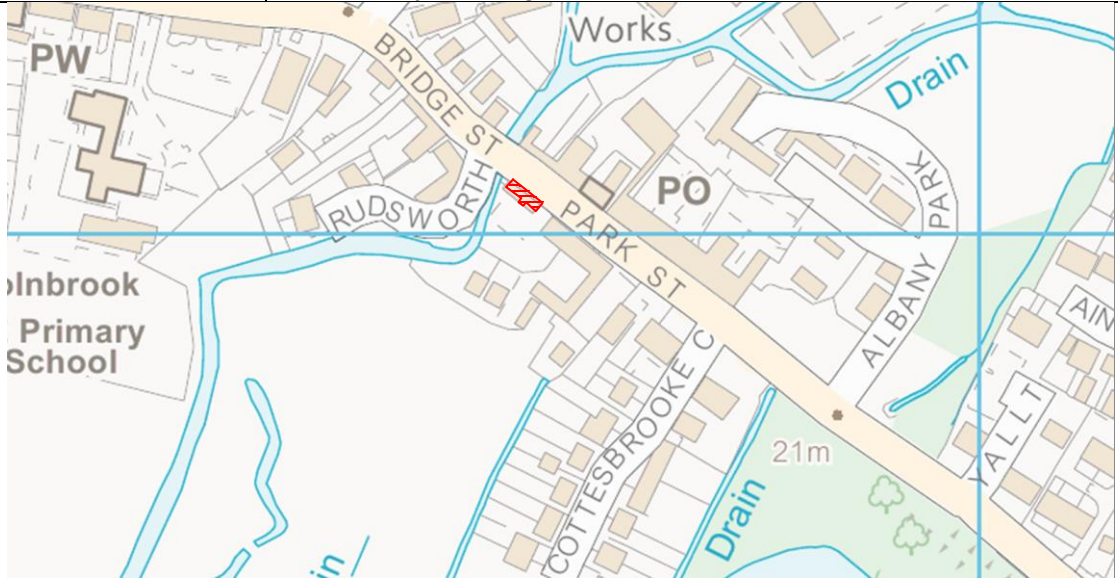
Site Reference : 120			
Other Proposals for or including elements of the same site		Site: 52 and 105	
Site Address	George meadow, Colnbrook		
Site Area (hectares)	1.3	Grid reference	502651, 177326
Proposed use:	Leisure use.		
Description of development:	George Meadow to be designated as a sports field for football, cricket, and athletics etc		
Site features:			
Constraints			
Promoter:	Colnbrook Community Association		
Proposer type	Other		
Current Ownership details			

Site Reference : 121			
Other Proposals for or including elements of the same site		Site: 91 and 118	
Site Address	Golf Driving Range, Colnbrook		
Site Area (hectares)	2.4	Grid reference	503883, 176659
Proposed use:	Leisure use.		
Description of development:	The former golf range & associated buildings - to be designated as a Multi Sports Centre and Clubhouse, with indoor and outdoor sports facilities and parking.		
Site features:			
Constraints			
Promoter:	Colnbrook Community Association		
Proposer type	Other		
Current Ownership details			

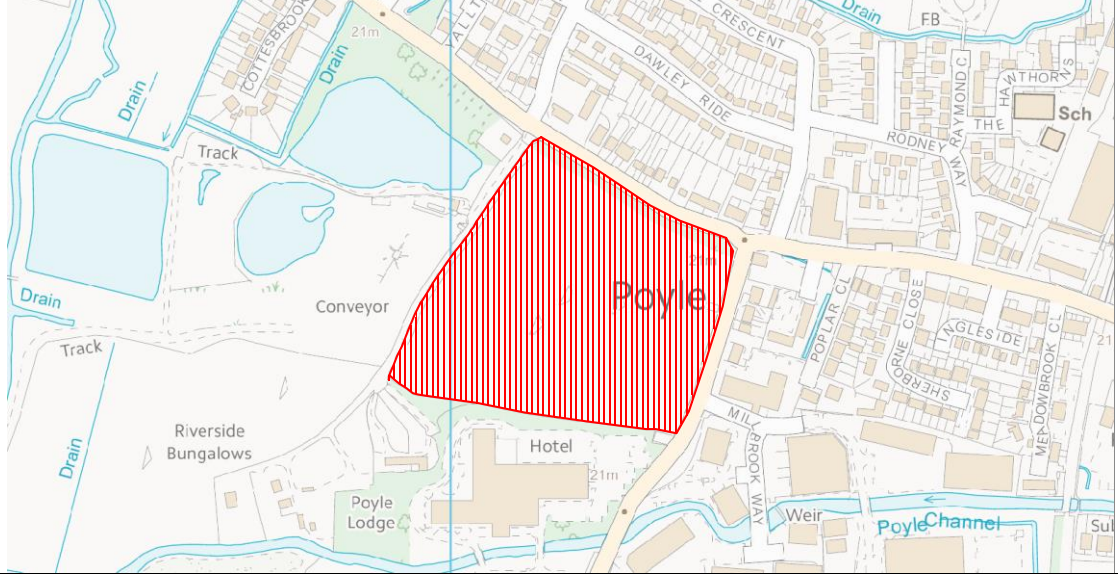
Site Reference : 122			
Other Proposals for or including elements of the same site		None	
Site Address	Budgens lawn, Colnbrook		
Site Area (hectares)	0.03	Grid reference	502734, 177092
Proposed use:	open space		
			
Description of development:	Budgens lawn to be designated as an alfresco area with responsibility for cleaning being on the shop owners. This is to enliven the village centre and encourage trade to local businesses.		
Site features:			
Constraints			
Promoter:	Colnbrook Community Association		
Proposer type	Other		
Current Ownership details			

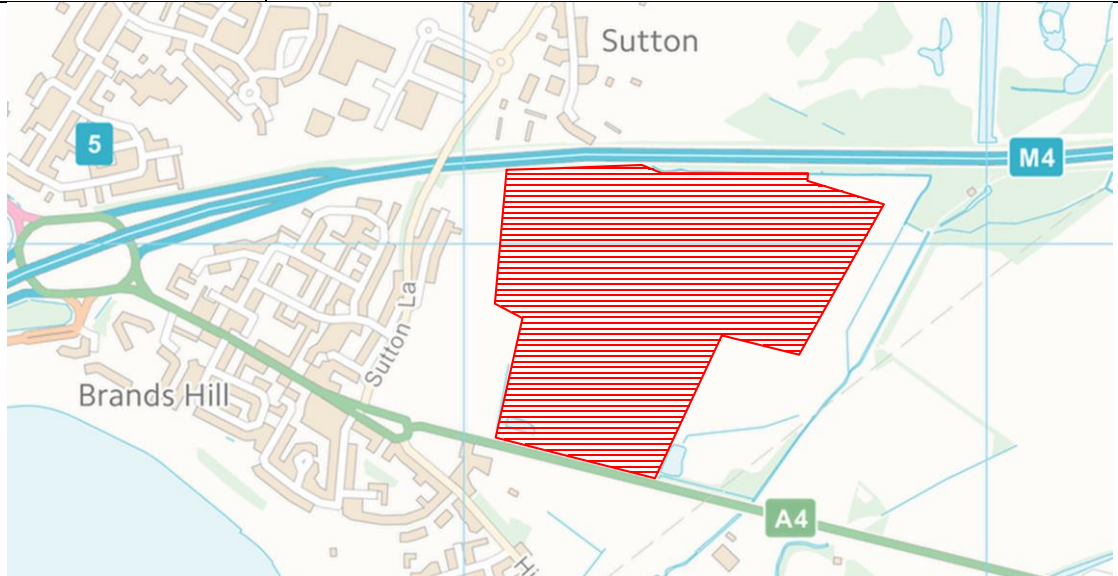
Site Reference : 123			
Other Proposals for or including elements of the same site		None	
Site Address	Old George and Colnbrook Grill , Colnbrook		
Site Area (hectares)	0.02	Grid reference	502716, 177105
Proposed use:	open space		
			
Description of development:	The front of the Old George and Colnbrook Grill to be designated a an alfresco area subject to the realignment of the paved area and subject to responsibility for cleaning being on the business owners.		
Site features:			
Constraints			
Promoter:	Colnbrook Community Association		
Proposer type	Other		
Current Ownership details			

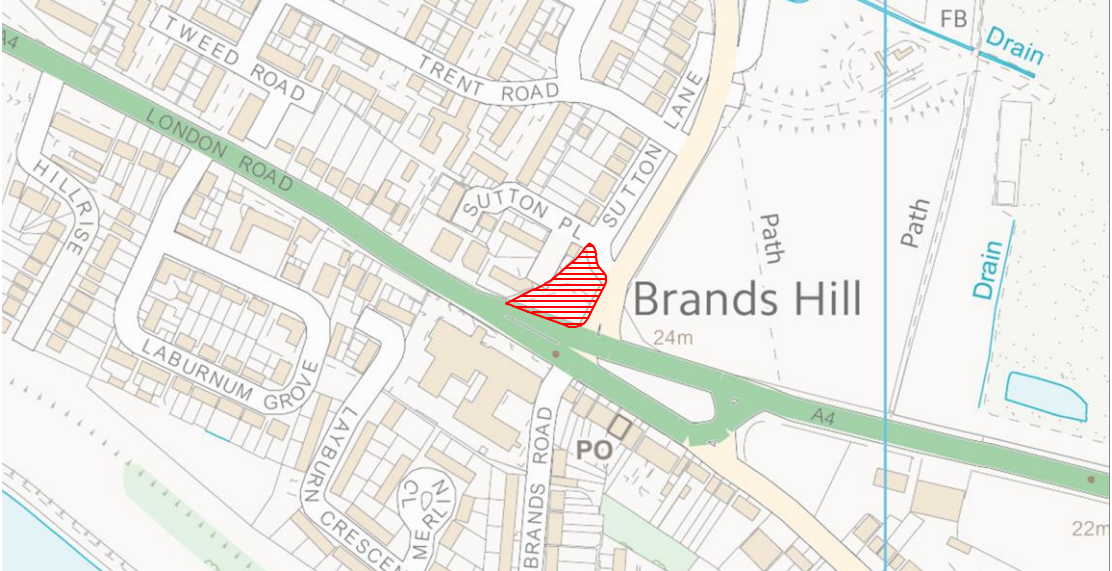
Site Reference : 124			
Other Proposals for or including elements of the same site		None	
Site Address	land on the corner of Drift Way & Rayners Close , Colnbrook		
Site Area (hectares)	0.04	Grid reference	502321, 177116
Proposed use:	open space		
			
Description of development:	The land on the corner of Drift Way & Rayners Close to be designated as a planted garden with seating.		
Scale of development:			
Site features:			
Constraints			
Promoter:	Colnbrook Community Association		
Proposer type	Other		
Current Ownership details			

Site Reference : 125			
Other Proposals for or including elements of the same site		None	
Site Address	The Old Smithy, Colnbrook		
Site Area (hectares)	0.01	Grid reference	502791, 177018
Proposed use:	Community buildings		
			
Description of development:	"The Old Smithy" building next to the Star & Garter to be designated for a full time Youth Cafe, education centre and museum. This may need to be purchased by the Parish Council under a compulsory Purchase Order (CPO).		
Site features:			
Constraints			
Promoter:	Colnbrook Community Association		
Proposer type	Other		
Current Ownership details			

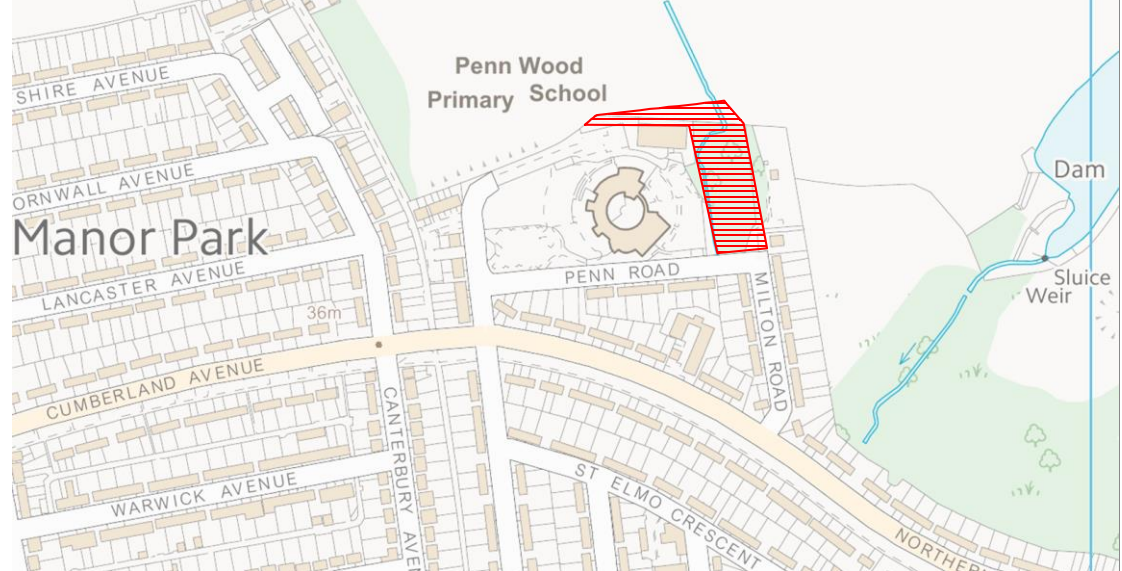
Site Reference : 126			
Other Proposals for or including elements of the same site		None	
Site Address	land next to CVH , Colnbrook		
Site Area (hectares)	0.04	Grid reference	502655, 177206
Proposed use:	Community buildings		
Description of development:	The land owned by L&Q next to CVH to be designated as the site for a Youth Centre for use by the Scouts, Youth Club and local schools and other young people groups.		
Site features:			
Constraints			
Promoter:	Colnbrook Community Association		
Proposer type	Other		
Current Ownership details			

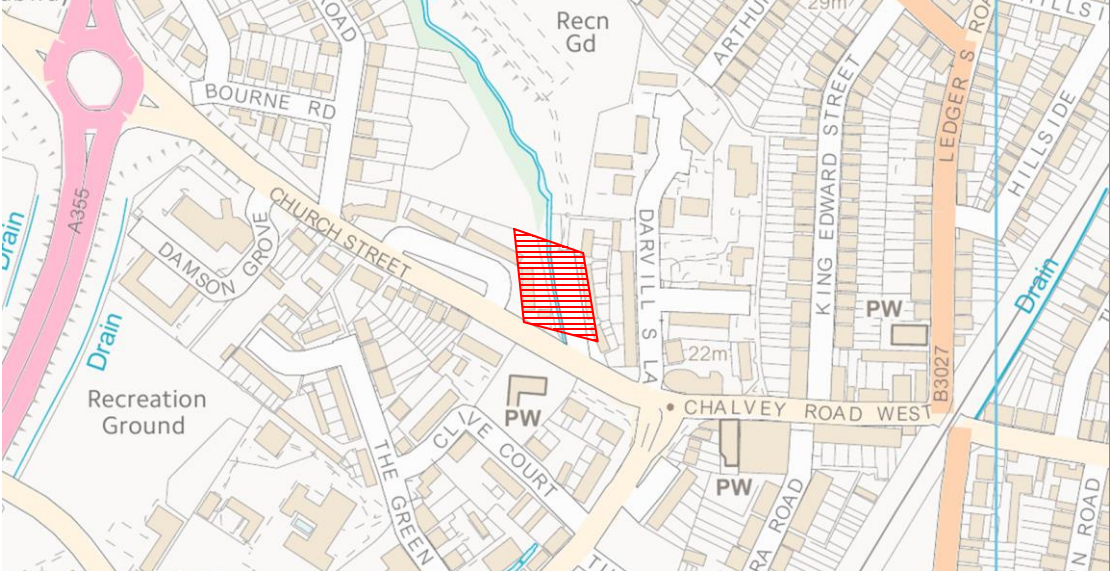
Site Reference : 127			
Other Proposals for or including elements of the same site		Site: 3C	
Site Address	land on the corner of A4 / Poyle Road , Colnbrook		
Site Area (hectares)	5.95	Grid reference	503105, 176658
Proposed use:	Educational use		
			
Description of development:	The land on the corner of A4 / Poyle Road to be designated as a new site for Pippins School if thought safe due to potential leakage from old landfill site. The current Pippins School site is the second most polluted school in England and this will move it away from the pollution derived from the M25 and Heathrow.		
Site features:			
Constraints			
Promoter:	Colnbrook Community Association		
Proposer type	Other		
Current Ownership details			

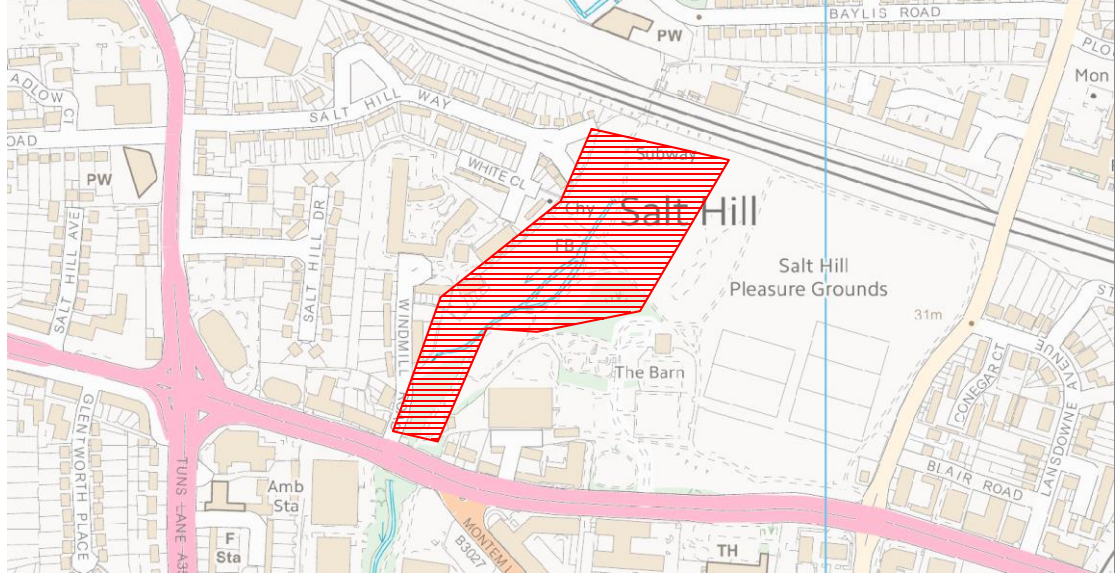
Site Reference : 128			
Other Proposals for or including elements of the same site		Site: 25 and 104	
Site Address	The old Biffa infill site , Colnbrook		
Site Area (hectares)	29.47	Grid reference	502414, 177852
Proposed use:	Leisure use.		
			
Description of development:	The old Biffa infill site on Sutton Lane opposite the Westfield Estate entrance to be designated as a trial bike; off road vehicle; and rough ride site.		
Site features:			
Constraints			
Promoter:	Colnbrook Community Association		
Proposer type	Other		
Current Ownership details			

Site Reference : 129			
Other Proposals for or including elements of the same site		None	
Site Address	plot on the corner of A4 and Sutton Lane , Colnbrook		
Site Area (hectares)	0.17	Grid reference	501794, 177731
Proposed use:	Leisure use.		
			
Description of development:	The plot on the corner of A4 and Sutton Lane next to 9 above to be designated as a community relaxation area with park benches; kiddies rides etc. (Westfield will be cut off from the rest of Colnbrook if A4 is to become a dual carriageway)		
Site features:			
Constraints			
Promoter:	Colnbrook Community Association		
Proposer type	Other		
Current Ownership details			

Site Reference : 130			
Other Proposals for or including elements of the same site		Site: 88	
Site Address	Colnbrook		
Site Area (hectares)	14.44	Grid reference	
Proposed use:	Conservation area		
Description of development:	That the preservation area be extended to run from the BP Garage to Tall Trees and include the whole of Mill Street in order to stop any further inappropriate development.		
Site features:			
Constraints			
Promoter:	Colnbrook Community Association		
Proposer type	Other		
Current Ownership details			

Site Reference : 131			
Other Proposals for or including elements of the same site		None	
Site Address	Penn Road		
Site Area (hectares)	4.65	Grid reference	496726, 182289
Proposed use:	Land set aside for flood defences.		
			
Description of development:	Penn Road flood wall: create flood wall and associated storage area to reduce the risk of flooding to properties in the Manor Park area.		
Site features:			
Constraints			
Promoter:	Slough Borough Council		
Proposer type	Other		
Current Ownership details	Unknown		

Site Reference : 133			
Other Proposals for or including elements of the same site		None	
Site Address	Newbery Way		
Site Area (hectares)	0.28	Grid reference	496705, 179635
Proposed use:	Flood defences.		
			
Description of development:	Newbery Way raised defences: raise embankment long Newbery Way to prevent water flowing out of bank.		
Site features:			
Constraints			
Promoter:	Slough Borough Council		
Proposer type	Other		
Current Ownership details	Unknown		

Site Reference : 134			
Other Proposals for or including elements of the same site		None	
Site Address	Salt Hill Park, Bath Road		
Site Area (hectares)	3.37	Grid reference	496746, 180300
Proposed use:	Flood defences.		
			
Description of development:	Salt Hill Park flood storage area: create a storage area using an earth embankment at the southern end of Salt Hill Park. Possibly lower land to increase storage. Deculverting and other in channel and ecological benefits highlighted for this area.		
Site features:			
Constraints			
Promoter:	Slough Borough Council		
Proposer type	Other		
Current Ownership details	Single owner		