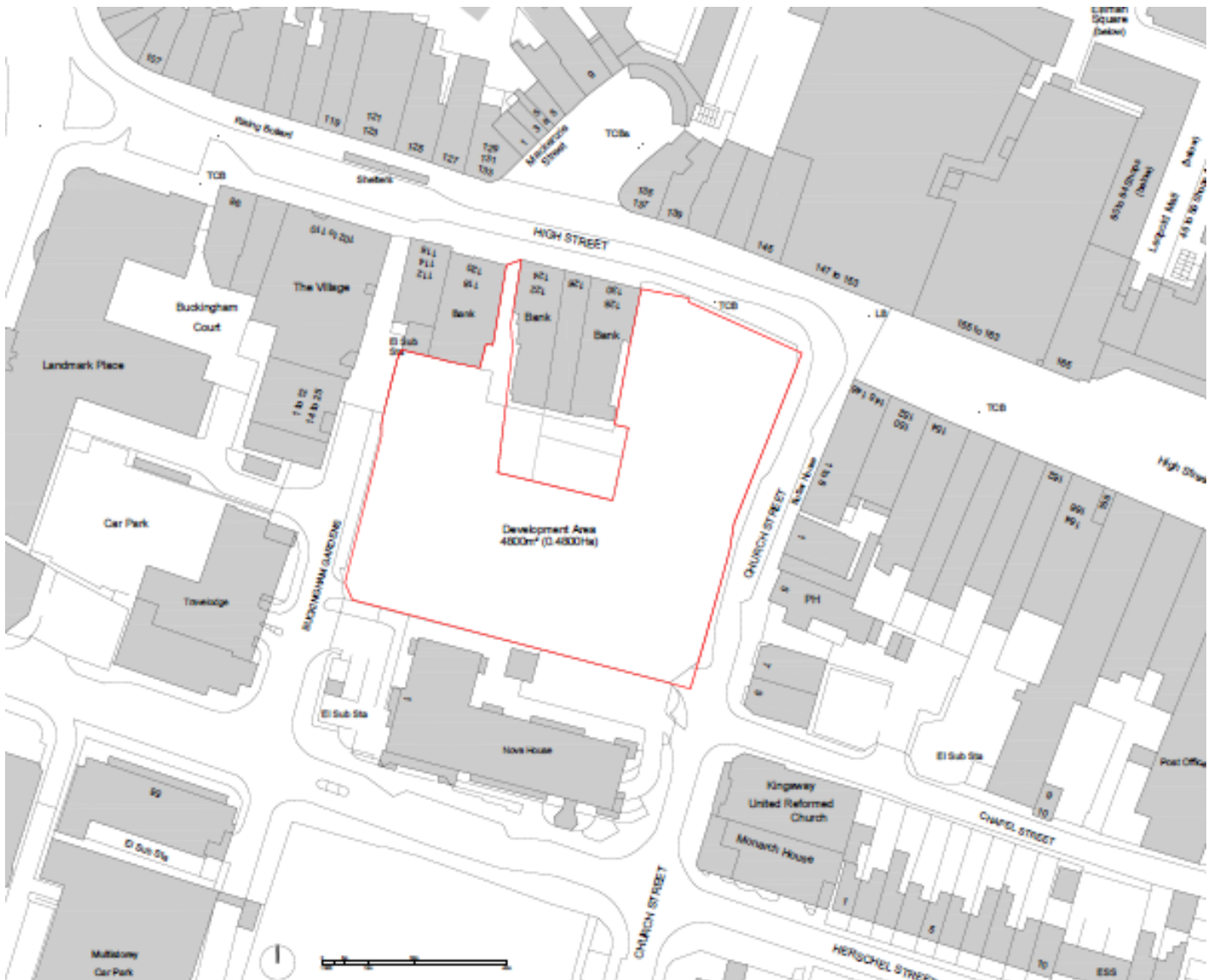


Registration Date:	N/A	Application No:	N/A
Officer:	Neil Button	Ward:	Central
Applicant:	Vistastar Leisure PLC	Application Type:	Major
Agent:	Rolfe Judd Planning	13 Week Date:	N/A
Location:	Buckingham Gateway Site, 132-144 High Street, Slough		
Proposal:	Redevelopment of temporary car park to comprise erection of 4 x buildings ranging from 4-19 storeys to provide approx. 300 residential flats, ground and basement floor health club, ground floor commercial/retail use and associated basement car park, cycle storage, landscaping and access arrangements;		



PRE-APPLICATION PRESENTATION

Introduction:

The applicant has entered into pre-application discussions with Slough Borough Council Planning Officers regarding the redevelopment of the land which comprises a temporary car park on Buckingham Gardens including 132-144 High Street. The applicant (Vistastar Leisure Plc) is seeking permission for a residential led mixed use development on the site which comprises the erection of four buildings ranging from 4-19 storeys to provide approx. 300 residential flats, ground and basement floor health club, ground floor commercial/retail use and associated basement car park, cycle storage, landscaping and access arrangements.

To date, three pre-application planning meetings have been held and the latest proposals have been presented to Design South East as part of a Design Review. The applicant has commenced public engagement.

The Site and Surroundings:

The site is on the south side of the High Street, extending southwards to an access road north of Herschel Street. The site is bounded by Church Street to the east and Buckingham Gardens to the west.

An earlier approved application P/04303/033 (Feb 2008) approved the demolition of the former buildings at 132-144 High Street, with proposed redevelopment of a mixed use scheme for hotel/retail/leisure use along with basement car parking. The demolition work has taken place, along with the installation of piling. However, the proposed redevelopment did not take place, and temporary planning permission was granted for use of the site as a temporary car park with hoardings in 2010. The permission was extended in 2014 and has now expired. This unauthorised car park use remains on site which is currently made up rough ground.

To the north side of the High Street is the Queensmere and Observatory shopping centres. To the south the former Mondrian office block has been converted to a 7 storey residential building (Nova House). To the east are generally low rise 2/3 storey buildings along Church Street, with a part 8 part 9 storey Travelodge building & Budget Gym (with associated car park) and 3-6 storey office buildings to the west on Windsor Road. The 6 storey Brisbane Court building is located to the west on Buckingham Gardens which comprises residential apartments (no's. 1-24).

The buildings to the west on High Street comprise The Village Shopping Centre and offices which range from 3 and 4 storeys. To the north of the site, lies numbers 112-130 High Street which comprise ground floor commercial (A1) retail and office (A2) uses with ancillary upper floor uses. Three of the premises are used as banks (118/120 High Street, 122/124 High Street and 128/130 High Street). 118/120 High Street comprises a part single, part three storey rear projection which extends up to the site boundary. The adjoining High Street buildings extend to the northern site boundary at ground floor only with the upper floors occupying the High Street facing frontages. There are external staircases at the rear elevations of 122/124 High

Street which extend towards the site and there are a number of windows to the upper floors which serve self contained offices and ancillary accommodation to the ground floor commercial properties.

The site falls within the Town Centre boundary and the northern frontage on High Street lies within a designated shopping frontage.

The Interim Planning Framework for the Centre of Slough (2019) identifies the site as a Development Site which is within an Area for Change.

The site also comprises Opportunity Site no.15 within the Draft Slough Regeneration Framework (SRF) which was endorsed by the Planning Committee in August 2020 as forming part of the evidence base for the Emerging Local Plan. A further report was considered by the Planning Committee in September 2020 which considered the draft centre of Slough Regeneration Strategy. This site was included as dense urban scale with building heights 6-8 storeys. Modern retail / leisure space uses would be attracted to space fronting the High Street, with scope for residential or other accommodation forms to be stacked above and to the south of the site. The potential capacity set out in the site appraisal is for 175 residential dwellings, with 1,730 sqm leisure and 376 sqm retail.

The site is also identified on the Council's Brownfield Register.

Site History:

The relevant planning history for the site is set out below

P/04303/005: Alterations and extensions and formation of offices and storage and refurbishment. Approved with Conditions 11-Apr-1983

P/04303/009: Redevelopment of existing market with car parking and three office buildings. (outline). (As amended 02/03/86). Approved with Conditions 22-Sep-1988

P/04303/011: Rebuilding of existing covered market to include basement car park and mezzanine storage and office. Approved with Conditions 27-Apr-1988

P/04303/012: Erection of 3300 sq. m. office development with 110 parking spaces. Approved with Conditions 22-Sep-1988

P/04303/020: Demolition of existing centre and erection of office accommodation (outline). Refused 18-Feb-1998

P/04303/023: Use of land as open market (Amended plans dated 11/8/98). Approved with Conditions 13-Oct-1998

P/04303/033: Demolition of existing buildings and redevelopment to provide a mixed use scheme comprising retail, leisure, 141 bedroom hotel and offices in a part three storey part eight storey building together with three levels of basement car parking. Approved with Conditions 04-Feb-2008

P/04303/036: Use of part of the site as a market for a temporary period. - Refused
12-Jan-2010

P/04303/035: Use of part of the site at Buckingham Gardens as a car park for a temporary period. Approved 14-Jan-2010

P/04303/037: Application for the extension of time to implement planning permission p/04303/033 (as amended by planning permission p/04303/034 dated 9th July 2009) for the demolition of existing buildings and redevelopment to provide a mixed use scheme comprising retail, leisure, 141 bedroom hotel and offices in a part three storey part eight storey building together with three levels of basement parking. Withdrawn 24-Feb-2014

P/04303/039: Use of land as a car park for a temporary period. Approved 14-Jul-2014

P/04303/042: Use of land as a car park for a temporary period. Approved with Conditions; 06-Oct-2014 (*now expired*)

The Proposal:

The proposals are for the redevelopment of the temporary car park to comprise erection of 4 x buildings with heights ranging from 4-19 storeys to provide approx. 300 residential flats, ground and basement floor health club, ground floor commercial/retail use and associated basement car park, cycle storage, landscaping and access arrangements;

The development is split into two blocks which include Block A (5-8 storeys) fronting onto the High Street, Block B (4-11 storeys) fronting onto Church Street and Nova House, Blocks C (19 storeys) and Block D (7 storeys) fronting onto Buckingham Gardens.

The ground floor to Block A comprises 2 x retail units and a health club. The health club also extends into the basement level.

The blocks are arranged around a central courtyard at ground floor level. Ground floor level apartments and communal areas face onto the courtyard. The southern blocks (B&C) contain cycle stores, bin stores and plant equipment and access to the basement car park by way of a car lift. 32 car spaces for the health club use are provided within the basement car park. 2 disabled car parking bays for residents are provided adjacent to the central courtyard at the southern end of the site with access from the rear access lane which connects Buckingham Gardens with Church Street.

Subject to Viability testing, the applicant is targeting the provision of 20% Affordable housing (approx. 55 homes) split between 30 homes on-site and 25 homes off-site provision within a nearby Donor Site.