

Date 17/05/2022

Department: Place Regulation – Planning
Contact Name: Daniel Ray
Contact No:
Email: Daniel.ray@slough.gov.uk

Akzonobel Decorative Paints, Wexham Road, Slough, SL2 5DB

This short summary sets out the current Planning status of the southern portion of the site known as 'Akzonobel' off Wexham Road, Slough.

Extant Permission

Planning permission was granted (with associated s106) pursuant to application reference P/00072/096 for the following proposal:

Outline planning application (to include matter of principal points of access), to be implemented in phases, for mixed use development comprising:

- a) Demolition of existing buildings and structures and preparatory works (including remediation) and access from Wexham Road;*
- b) up to 1,000 residential dwellings (Use Class C3); along with flexible commercial uses including all or some of the following use classes A1 (Shops), A2 (Financial and Professional Services), A3 (Food and Drink), D1 (Non-residential Institutions) and D2 (Assembly and Leisure); car parking; new public spaces, landscaping; vehicular and pedestrian access; and*
- c) the provision of commercial floorspace including all or some of the following use classes B2 (General Industry), B8 (Storage or Distribution) and sui generis data centre (including ancillary office space and associated plant and infrastructure provision); car parking, landscaping and vehicular and pedestrian access.*

(Matters of Scale, Layout, Appearance, and Landscaping to be dealt with by reserved matters).

Subsequently, the northern portion of the site which relates to criterion c) of the proposed outline consent has since benefitted from a Reserved matters application being approved for part of the northern element for a data centre and this has now been implemented.

The southern portion of the site, associated with criterion b) of the Outline consent remains extant, albeit no Reserved Matters application has been submitted.

As such, the site currently benefits from Planning Permission for up to 1,000 residential dwellings etc. as per the description of the proposal outlined above. SBC has also underdelivered against the national Housing Delivery Test.

The Government's 2021 Housing Delivery Test (HDT) published in January 2022 identified that SBC had a need for 2,320 homes over the 3-year period 2018/19-2020/21, and that 1,545 homes were delivered (67%). Therefore, the tilted balance is engaged (as well as it being engaged via absence of 5 year supply).

Planning Policy Position

Notwithstanding the above mentioned extant consent, the current Planning Policy position is such that the existing and previous land use is in Planning Policy terms the acceptable use of the site.

The Council's Local Plan is currently made up of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008 and The Adopted Local Plan for Slough 2004 (Saved Policies) and Site Allocations DPD. In addition, relevant material considerations for the site include the following:

- The extant 2020 consent discussed above;
- National Planning Policy Framework (NPPF) (2021);
- National Planning Policy Guidance (PPG);
- SBC Developer Guides (Viability, S106, Transport and Highways, Refuse and Recycling, Flood Risk and Surface Water Drainage, and Space Standards);
- Emerging Planning Policy.

Of particular relevance is the existing Local Plan for Slough which identifies this site as a defined Business Area (Mill Street-Petersfield Avenue-ICI) as shown on the Proposals Map (2010). Core Strategy policy 5 (employment) requires there to be no loss of existing business areas to non-employment uses. Core Policy 5 also requires major warehousing and distribution developments to be located in the eastern part of the Borough and in Existing Business Areas that have good access to the strategic road and rail network. Local Plan Policy EMP12 states a range of business developments will be permitted in the existing business areas.

Of relevance therefore is that while Planning Permission has been granted by way of Outline Planning consent for the area of the site the subject of this brief, existing uses or other employment uses would be acceptable in principle in accordance with the Policies outlined above.

Also of note, should a use not pursuant to the Outline consent be proposed, there would be no conflict with Planning Policy subject to the proposal according with the principle of development policies outlined above nor would there be a loss of housing that contributes towards the Council's current land supply as the maturity of the application (in the absence of a Reserved Matters application or certainty the site would be developed for housing) as there is no guarantee that the site will be developed. This is of particular relevance given the Council is in control of this land and therefore the Council is not relying upon the site as part of its 5 year housing trajectory.

Furthermore, as part of the Outline application, the worst-case scenario in terms of impact of development on the road network was considered in detail. It was viewed that the site as a whole could not accommodate an intense form of industrial/business use and that is why a mixed use including residential was pursued on the site. Given that the intense use of the site was not forthcoming in the north of the site (which is a larger area than this part of the site) following the Data Centre use being brought forward, it is considered there is capacity for a more intense form of development on the southern portion i.e. B2/B8 as well as Sui Generis (Data Centre) usage. Any application for alternative uses would need to be accompanied by a Transport Assessment which could evidence this position.



Daniel Ray
Group Manager – Planning, (Development Management, Building Control, Highway Development and Planning Enforcement)
Place Regulation