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| Registration Date: | 07-Aug-2023 | Application No: | P/03079/022 |
| Officer: | Alex Harrison | Ward: | Herschel Park |
| Applicant: | Slough Property 2 Limited | Application Type: | Major |
| | | 13 Week Date: | 6 November 2023 |
| | | | [EoT 14 February 2024 TBC] |
| Agent: | Mr. Dean Slidel, Jaspar Management Ltd 15-19 Church Road, Stanmore, HA7 4AR | | |
| Location: | 190-192 High Street, Slough, SL1 1JS | | |
| Proposal: | Variation of condition 2 (Approved plans) of planning permission P/03079/018 dated 22/06/2023 (Minor internal layout changes) | | |

Recommendation: Delegate to the Planning Manager to approve subject to conditions



1.0 SUMMARY OF RECOMMENDATION

- 1.1 Having considered the relevant policies of the Development Plan set out below, the representations received from consultees and the community along with all relevant material considerations, it is recommended the application be delegated to the Planning Manager to approve subject to: finalising conditions and any other minor changes.
- 1.2 The proposal comprises a variation to an approved major planning application, submitted under Section 73 (S73) of the Planning Act; therefore the development is required to be determined by Slough Borough Council Planning Committee.

PART A: BACKGROUND

2.0 Proposal

- 2.1 This application is submitted under Section 73 of the Town and Country Planning Act 1990 as amended. Section 73 allows for applications to be made for permission to develop without complying with a condition or conditions previously imposed on a planning permission. The Council can grant such a permission unconditionally or subject to different conditions, or they can refuse the application if they decide that the original conditions should remain.
- 2.2 In this instance the applicant has sought to apply for permission under section 73 to vary a previously approved scheme at the site which was granted by Members under reference: P/03079/018 following a resolution to approve at the Committee meeting of 25 October 2022 with the decision notice issued on 22 June 2023. The original consent was for the construction of a three storey roof extension and conversion of the first and second floor to provide 46 residential units (Use Class C3); re-provision of 2 commercial units (Use Class E) at ground floor; associated cycle parking, refuse storage; roof garden; new residential access to the front (north) elevation; and upgrades to the high street façade.
- 2.3 The variations sought through this application are amendments to the internal layout of the building due to recommendations from a structural engineer and alterations to window locations. The plans have been amended since their original submission following concerns that the internal amendments materially altered the housing mix to one that was materially different to the original approval. The amended plans addressed the concerns and the housing mix that would be proposed as a result of the changes is:
- 1 bed flat – 28
 - 2 bed flat – 14
 - 3 bed flat – 4

This is the same housing mix that was originally approved.

- 2.4 For clarity, the original development (Ref: P/03079/018) approved a scheme to vertically extend the existing building and redevelop the existing floorspace to provide a mixed-use development comprising of remodelled retail units at ground floor level and the provision of 46 flats above. The approved design provides accommodation over a consistent 5 storey height with the top floor set back from the High Street frontage to achieve a subservient visual appearance. There would be no changes in the overall height of the development.
- 2.5 Access to the residential units and the servicing area of the retail units is at the southern part of the site and utilizes the existing access from Park Street. The approved scheme provided 5no parking spaces for the development and 50no residential cycle parking spaces and 2no commercial cycle parking spaces.

3.0 Application Site

- 3.1 The application site consists of a single building that occupies the curtilage of the site. It is a 3 storey building that fronts the High Street. The ground floor provides 2 retail units are currently vacated and the building is enclosed with scaffolding and covers as the previous consent has begun implementation.
- 3.2 The existing building is a flat roof structure which is largely brick-faced aside from the High Street elevation which consists of shopfronts at ground floor and a combination of windows and composite cladding.
- 3.3 The area to the north of the site is the shopping area of the town, the High Street, which accommodates a mix of uses commonly found in town centres. To the west the adjacent building (186-188 High Street) has recently been the subject of development to provide new flats above the existing retail units at a height of 5 storeys. To the east are retail units with office space above (194-194 High Street) that are in traditional buildings that are locally listed. Another locally listed building is 200-202 High Street within close proximity to the site. To the south the building backs directly onto the car park and service yard area that is associated with the units that front onto Park Street to the southwest.
- 3.4 The site is located within the designated town centre and is not located within a Conservation Area. The site is located in Flood Zone 1.

4.0 Site History

- 4.1 The following application is the most relevant to the proposal as it is the original application that is proposed to be varied:

P/03079/018

Construction of a three storey roof extension and conversion of the first and second floor to provide 46 residential units (Use Class C3); re-provision of 2 commercial units (Use Class E) at ground floor; associated cycle parking, refuse storage; roof garden; new residential access to the front (north) elevation; and upgrades to the high street facade

Approved 22/06/2023

The committee report, amendment sheet, minutes and decision notice for this application is appended to this Committee report.

- 4.2 The following applications are also relevant to the planning history of the site:

P/03079/021

Submission of details pursuant to condition 9 (Construction Environmental Management Plan) & 19 (Construction Traffic Management Plan) of planning permission P/03079/018 dated 22/06/2023

Approved 12/10/2023

P/03079/020

Submission of details pursuant to condition 9 (construction and environmental management plan) & 19 (construction traffic management plan) of planning permission P/03079/017 dated 18/08/2022

Withdrawn

P/03079/019

Submission of details pursuant to condition 8 (Piling Method Statement) of planning permission P/03079/017 dated 18/08/2022

Withdrawn

P/03079/017

Redevelopment of the site to provide a part six, part eight storey building to form 63 residential units (Use Class C3); re-provision of 2 commercial units (Use Class E); associated cycle parking, refuse storage; roof garden; new residential access to the front (north) elevation; and upgrades to the high street facade.

Approved 18/08/2022

P/03079/012

The erection of Brise-Soleil at parapet level of front elevation and associated internal and external refurbishment works to existing building.

Approved 29/07/2010

P/03079/003

Demolition of 3 storey storage building alterations to shop to provide 3 no shop units with ancillary storage areas provision of enlarged servicing area & car parking.

Approved 07/09/1984.

5.0 Neighbour Notification

5.1 Due to the development being a major application, in accordance with Article 15 of The Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended), site notices were displayed outside the site on 22/08/2023. The application was advertised in the 08/12/2023 edition of The Slough Express.

5.2 No representations have been received.

6.0 Consultations

6.1 Highways and Transport

We would not wish to raise an objection to application no. P/03079/022 regarding highways and transport issues. Whilst the layout is amended the number of dwellings, no. of car parking spaces, no. of cycle parking spaces, bin storage and servicing entrance are unchanged which means our assessment would be unchanged from the previous planning consent.

6.2 Given the variation proposed, which only relates to the internal layout of the building and window positions, it is not considered that consultation is required with any other external or internal consultees.

7.0 Policy Background

7.1 Slough Local Development Plan and the National Planning Policy Framework (NPPF)

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission are determined in accordance with the development plan unless material considerations indicate otherwise. Annex 1 to the National Planning Policy Framework advises that due weight should be given to relevant policies in existing plans according to their degree of consistency with the Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given). The current version of the National Planning Policy Framework (NPPF) was published in December 2023. Significant weight should be attached to the policies and guidance contained within the NPPF

particularly where the policies and guidance within the Development Plan are out-of-date or silent on a particular matter. Relevant paragraphs of the NPPF are outlined below. However, before doing so officers first identify the relevant policies in the Development Plan which is the starting point of an assessment of the application consistent with the statutory test in section 38(6) as above. The weight to be attached to the key Development Plan policies, and an assessment of the proposal against them, is set out within this report.

7.2 National Planning Policy Framework 2023:

- Chapter 2. Achieving sustainable development
- Chapter 4. Decision-making
- Chapter 5. Delivering a sufficient supply of homes
- Chapter 6: Building a Strong Competitive Economy
- Chapter 8. Promoting healthy and safe communities
- Chapter 9. Promoting sustainable transport
- Chapter 11. Making effective use of land
- Chapter 12. Achieving well-designed places
- Chapter 14: Meeting the challenge of climate change, flooding and coastal change

Slough Local Development Framework Core Strategy 2006-2026 Development Plan Document policies, December 2008:

- Core Policy 1 (Spatial Strategy)
- Core Policy 3 (Housing Distribution)
- Core Policy 4 (Type of Housing)
- Core Policy 5 (Employment)
- Core Policy 7 (Transport)
- Core Policy 8 (Sustainability and the Environment)
- Core Policy 9 (Natural, Built and Historic Environment)
- Core Policy 10 (Infrastructure)
- Core Policy 12 (Community Safety)

Local Plan for Slough March 2004 policies:

- EN1 (Standards of Design)
- EN3 (Landscaping Requirements)
- EN5 (Design and Crime Prevention)
- H14 (Amenity Space)
- T2 (Parking Restraint)
- T8 (Cycling Network and Facilities)
- OSC17 (Loss of Community, Leisure or Religious Facilities)

Other Relevant Documents/Statements:

- Slough Borough Council Developer's Guide Parts 1-4
- Slough Local Development Framework Proposals Map (2010)
- Technical Housing Standards – nationally described space standards.
- ProPG: Planning & Noise: Professional Practice Guidance on
- Planning & Noise. New Residential Development. May 2017

7.3 National Planning Practice Guidance (NPPG)

The NPPG was first published in 2014 and is iterative web-based guidance that is designed to complement the NPPF across a range of topics.

7.4 The Proposed Spatial Strategy (Nov 2020)

Under Regulation 18, the Proposed Spatial Strategy for the Local Plan for Slough was the subject of public consultation in November 2020. This sets out a vision and objectives along with proposals for what the pattern, scale and quality of development will be in Slough.

The consultation document contained a revised Local Plan Vision which supports the Council's vision for Slough as a place where people want to "work, rest, play and stay."

It should be noted that the consultation document for the Proposed Spatial Strategy does not contain any specific planning policies or allocate any sites. It made it clear that the existing planning policy framework for Slough would remain in force until replaced by new Local Plan policies in the future. Nevertheless, it sets out the most up to date statement of the Council's position with regards to strategic planning issues.

7.5 Equality Act

In addition, Section 149 of the Equality Act (2010) which sets a Public Sector Equality Duty (PSED) came into force in April 2011 and requires the Council to consider the equality impacts on all protected groups when exercising its functions. In the case of planning, equalities considerations are factored into the planning process at various stages. The first stage relates to the adoption of planning policies (national, strategic and local) and any relevant supplementary guidance. In coming to a recommendation, officers have considered the equalities impacts on protected groups in the context of the development proposals as set out below in this report.

7.6 Written Ministerial Statement (2021) – First Homes

The Written Ministerial Statement (2021) states that First Homes should account for at least 25 per cent of affordable housing units delivered through planning obligations, which is a material consideration for decision making from 28th June 2021. First Homes are a specific kind of discounted market sale housing and should be considered to meet the definition of 'affordable housing' for planning purposes.

Specifically, First Homes are discounted market sale units which:

- a) must be discounted by a minimum of 30% against the market value;
- b) are sold to a person or persons meeting the First Homes eligibility criteria;
- c) on their first sale, will have a restriction registered on the title at HM Land Registry to ensure this discount (as a percentage of current market value) and certain other restrictions are passed on at each subsequent title transfer; and,
- d) after the discount has been applied, the first sale must be at a price no higher than £250,000 (or £420,000 in Greater London).

First Homes are the government's preferred discounted market tenure and should account for at least 25% of all affordable housing units delivered by developers through planning obligations.

The transitional arrangements set out in the Written Material Statement and Planning Practice Guidance confirm that the First Homes requirement will not apply to sites with full or outline planning permissions already in place or determined (or where a right to appeal against non-determination has arisen) before 28 December 2021 or applications for full or outline planning permission where there has been significant pre-application engagement which are determined before 28 March 2022. In this instance First Homes is not engaged as the site has an extant consent.

7.7 Habitats Regulations Assessment of Projects, Natura 2000 and European Sites

Natura 2000 is the cornerstone of European nature conservation policy; it is an EU-wide network of Special Protection Areas (SPA) classified under the 1979 Birds Directive and Special Areas of Conservation (SAC) designated under the 1992 Habitats Directive.

Since 31st December 2020, the UK requirements for Habitat Regulations Assessments is set out in the Conservation of Habitats and Species Regulations 2017 (as amended by the Conservation of Habitats and Species Amendment (EU Exit) Regulations 2019). Together, the National Site Network of the UK comprises over 25,500 sites and safeguards the most valuable and threatened habitats and species across Europe and the

UK; it represents the largest, coordinated network of protected areas in the world.

HRA employs the precautionary principle and Regulation 102 ensures that where a project is 'likely to have a significant effect' (LSE), it can only be approved if it can be ascertained that it 'will not adversely affect the integrity of the European site'. Burnham Beeches is designated a SAC under this Directive which is located to the north of Slough.

The development 'project' has been screened (as part of the Habitat Regulations Assessment) and it has been identified that LSE cannot be ruled out at this stage. An Appropriate Assessment is therefore required to determine whether mitigation measures are required to ensure the project will not adversely affect the integrity of the European Site (Burnham Beeches SAC).

7.8 Buckinghamshire SPD Burnham Beeches Special Area of Conservation

Buckinghamshire Council adopted (in November 2020) a Supplementary Planning Document (Burnham Beeches Special Area of Conservation – strategic Access Management and Monitoring Strategy) which requires developers to make a financial contribution per dwelling for mitigation irrespective of dwelling type or size in a zone between 0.5km and 5.6km from Burnham Beeches. The threshold, in terms of the size of development, when a contribution will apply is understood to be for schemes of net additional homes.

7.9 Planning (Listed Buildings and Conservation Areas) Act 1990

Section 66 of the 1990 Act imposes a general duty on the Council as respects listed buildings in the exercise of its planning functions. In considering whether to grant planning permission for development which affects a listed building or its setting, the Council shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

8.0 **Planning Considerations**

8.1 The planning considerations for this proposal are:

- Principle of Development
- Supply of Housing
- Design and impact on the character and appearance of the area
- Impact on Neighbouring Residential Amenity and Amenity of Occupiers
- Highways and parking
- Equalities considerations
- Presumption in favour of sustainable development

9.0 Principle of Development

- 9.1 The applicant has submitted an application under Section 73 of the Town & Country Planning Act 1990 seeking variation of Condition 2 of planning permission P/03079/018 for construction of a three storey roof extension and conversion of the first and second floor to provide 46 residential units (Use Class C3); re-provision of 2 commercial units (Use Class E) at ground floor; associated cycle parking, refuse storage; roof garden; new residential access to the front (north) elevation; and upgrades to the high street façade (granted 22 June 2023). The applicant can apply for an amendment to the extant scheme permission, under S73 of the Town and Country Planning Act (As Amended). Section 73 of the Act can be used, amongst other things, to approve amendments to an existing planning permission by amending a condition (or conditions) upon which the permission was granted. In law, a section 73 application results in the grant of a new planning permission affecting the same site that is subject to the relevant amended conditions.
- 9.2 This minor material amendment procedure was confirmed by the Government as appropriate in 2009 when it streamlined the procedure for section 73 applications and issued accompanying guidance on how best to achieve flexibility with planning permissions by allowing minor material amendments to planning permissions without the need for the submission of entirely new planning applications. The overriding purpose of the streamlined procedure and guidance was to avoid the burden that would fall on both planning authorities and developers if a fresh planning application had to be submitted every time that a development is materially amended.
- 9.3 The guidance is now contained in the Department for Levelling Up, Housing and Communities' National Planning Practice Guidance. Amongst other things the guidance states that a minor material amendment is likely to include any amendment whose scale and/or nature results in a development which is not substantially different from the one which has been approved. Relevant and recent case law on this matter indicates that the section 73 route can be applied to determine amendments which do not result in a "fundamental" change to an approved development. It should also be noted that the proposals do not seek to amend the description of development, which cannot be secured by way of an application under section 73.
- 9.4 The submission of the section 73 application does not give an opportunity to reassess the previously determined proposal.
- 9.5 In this instance the proposed variations are to the internal layout and window positions, the number of units proposed is the same and the housing mix proposed is also the same. Therefore, in principle, the development is considered to be of the same nature as originally approved and the principle of making the application is acceptable as provision is made for it within the section 73 1990 Act.

9.6 In accordance with the section 73 procedure, the variation of condition 2 pursuant to the extant planning permission would necessitate the need to issue a new planning permission with the time limit remaining the date of the original planning permission (dated 22 June 2023). The new planning permission would take the same form as the extant scheme, although it would have a new reference number and with regards to the conditions refer to the section decision notice (19.0) of this report.

10.0 Supply of Housing

10.1 The extant Core Strategy covers the 20 year plan period between 2006 and 2026. Core Policy 3 sets out that a minimum of 6,250 new dwellings will be provided in Slough over the plan period, which equates to an average of 313 dwellings per annum. Core Policy 3 states that proposals for new development should not result in the net loss of any existing housing.

10.2 As reported in the Council's 2022/23 Annual Monitoring Report the objectively assessed Local Housing Need figure, as calculated at April 2023, is equivalent to 825 homes per annum. The new Local Plan will set a target housing requirement. For the Council's current proposed new local plan period (2020-2041) 17,500 new homes will need to be delivered to meet the current Local Housing Need figure.

10.3 Following the application of the updated Housing Delivery Test set out in the National Planning Policy Framework, the Local Planning Authority cannot demonstrate a Five-Year Land Supply. The proposal for 46 residential units were previously determined to make a contribution to the supply of housing, it is evident that the units will be brought forward quickly as the works have commenced on the previous approval. There is no change in this position with this current application.

10.4 The housing mix for the scheme is the same as previously approved, namely:

- 1 bed flat – 28
- 2 bed flat – 14
- 3 bed flat – 4

There are no objections in this respect as a result. The internal alterations can be achieved without compromising the previously agreed level of housing mix and as a result there are no objections to the proposed internal arrangements.

11.0 Design and impact on the character and appearance of the area

- 11.1 Policy EN1 of the Local Plan outlines that development proposals are required to reflect a high standard of design and must be compatible with and/or improve their surroundings in terms of scale, height, massing, layout, siting, building form and design, architectural style, materials, access points, visual impact, relationship to nearby properties, relationship to mature trees, and relationship to water course. Poor designs which are not in keeping with their surroundings and schemes that overdevelop the site will not be permitted.
- 11.2 The changes to the approved scheme proposed with this application are limited to the positioning of windows on the rear and side elevations along with amendments to balcony and terrace locations which are brought about as a result of the internal layout changes considered above.
- 11.3 The High Street (front) elevation of the development remains as previously approved.
- 11.4 The rear and side elevations generally have window openings in the same areas as the approved plans, but sizes and exact locations are altered. The impact on design is negligible and the scheme is considered to be acceptable, and it enables natural light to all units. As a result, the changes are not considered to have an adverse impact on the character of the area when compared to the previous approval.
- 11.5 The amendments to the balcony and terrace locations are resultant from internal alterations. They are minor and result in a small impact on the external appearance of the proposal, for example, the rear elevation shows larger terrace openings than previously approved however there is not considered to be any adverse impact from this. The projecting balconies are altered without adverse impact as well and it ensures the scheme continues to provide private amenity space for all units.
- 11.6 Door openings are proposed on the ground floor of the rear elevation which have been proposed to create improved access points for services and the retail unit. The doors open onto the adjacent yard, and the applicant advises that there is an agreement in place with the owner to be able to access the area, this matter sits outside of the planning remit. The agent has confirmed that the previous retail units benefitted from title rights for servicing from the rear car park since the 1970s. The proposals will continue this arrangement.
- 11.7 The proposed external alterations are considered to be minor in terms of their impact on the character of the area. They do not result in a materially different proposal and are considered to be acceptable in planning terms and in light of Core Policy 8 of the Core strategy and saved policy EN2 of the Local Plan.

12.0 Impact on neighbouring amenity and amenity of occupiers

- 12.1 The National Planning Policy Framework encourages new developments to be of a high-quality design that should provide a high quality of amenity for all existing and future occupiers of land and buildings. This is reflected in Core Policy 8 of the Core Strategy and Local Plan Policy EN1.
- 12.2 The revised window and balcony/terrace positions do not result in an increase of overlooking to any neighbouring residential site and there is not considered to be any adverse change in the impact that would have resulted from the development of the originally approved scheme. The submitted Planning Statement states that minor updates to the fenestration of the building are proposed but these changes are considered to have a positive impact on the aesthetic of the building, by ensuring that the fenestrations have a regular pattern and clean design.
- 12.3 The original application included a daylight/sunlight assessment which concluded there would be no adverse impact on the light to neighbouring residents. As there is no change in height or bulk with these amendments this impact is considered to be the same and there is no harm.
- 12.4 In terms of the impact on the amenity of occupiers of the development, the amended layout shows that all units would meet the national space standards in terms of floor area and the revised windows and amenity spaces means that each unit is served by natural light and has private amenity space and no objection is raised as a result.
- 12.5 As a result of the above assessment, there is no demonstrable adverse impact on neighbouring amenity and the proposal is considered to be acceptable in light of Core Policy 8 of the Local Development Framework Core Strategy and Policies EN1 and EN2 of the Adopted Local Plan 2004.

13.0 Heritage

- 13.1 The buildings to the immediate east are locally listed as identified in Appendix 5 of the Local Plan. Individually these sites are regarded as 194-198 High Street and 200-202 High Street and the proposed development will affect their setting.
- 13.2 As there are no external changes to the front elevation and no changes to the scale and bulk of the proposal, the impact on the setting of these buildings is considered to be unchanged from previous considerations and no objections are raised as a result. It is considered that the changes to the side and rear elevation will not impact the setting of the locally listed building.

14.0 Habitats Impacts

- 14.1

In accordance with the Natural Environment and Rural Communities Act 2006 Local Planning Authorities have a statutory duty to show regard for conserving biodiversity in the exercise of all public functions.

14.2

Regulation 61 of The Conservation of Habitats and Species (Amendment) Regulations 2017 (as amended), requires the local planning authority to make an appropriate assessment of the implications of a particular proposal, alone or in combination with other plans or projects on any likely significant effect on a European Site designated under the Habitats Directive.

14.3

Evidence put forward within the Footprint Ecology report 'Impacts of urban development at Burnham Beeches SAC and options for mitigation: update of evidence and potential housing growth, 2019' recognises that new housing within 5.6km of the Burnham Beeches Special Area of Conservation (SAC) can be expected to result in an increase in recreation pressure.

14.4

The site is located approximately 5.4 km (as the crow flies) from the Burnham Beeches Special Area of Conservation (SAC) and therefore falls within the potential 5.6 km development impact zone as proposed within the evidence base carried out by Footprint Ecology.

14.5

The Local Planning Authority are currently working with Natural England to produce a Supplementary Planning Document to support a tariff based mitigation strategy for all new housing applications within 5.6km of the SAC. However, this is yet to be agreed, and therefore each application needs to be considered on its own merits.

14.6

The applicant submitted a Habitat Regulations Assessment as part of the original application. Natural England considered the assessment but returned the view of an objection on the basis that the Council does not have an adopted mitigation strategy in place. The Council has a mitigation solution in place with a fee of £570 per dwelling towards enhancements and proposals at Upton Court Park. The applicant had agreed to pay this fee which amounts to a total of £26,220 which was secured through Section 106 agreement. The contribution was considered to be a benefit that can be given moderate positive weight due to the payment being a legislative requirement and the concerns of Natural England raised during the previous consultation for the original application was considered to be addressed as a result.

15.0 Highways and Parking

15.1

The National Planning Policy Framework states that planning should seek to development is located where the need to travel will be minimised and the use of sustainable transport modes can be maximised. Development should be located and designed where practical to create safe and secure

layouts which minimise conflicts between traffic and pedestrians. Where appropriate local parking standards should be applied to secure appropriate levels of parking. This is reflected in Core Policy 7 and Local Plan policies T2 and T8. Paragraph 111 of the National Planning Policy Framework states that *‘Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe’*.

- 15.2 The proposed parking arrangements show a slight variation from the approved scheme with the relocation of cycle parking and bin stores as well as an adjustment of parking layout. The number of car and cycle parking spaces remains as originally approved.
- 15.3 The proposal has been reviewed by the Highways Officer and no objection has been raised. Importantly, the access arrangements are unchanged and the ability to access the spaces remains as well.
- 15.4 The scheme is not considered to have an adverse impact on highway safety and convenience and the scheme is therefore considered to be acceptable in light of Core Policy 7 of the Core Strategy, Policy T2 of The Adopted Local Plan for Slough 2004 and the parking standards set out in Developer Guide 3 (Parking Standards Table 5) and the National Planning Policy Framework.

16.0 Section 106 considerations

- 16.1 The originally approved scheme (P/03079/018) was granted subject to completing a section 106 agreement (dated 20/06/2023) to secure contributions towards off-site affordable housing of £25,000, contribution towards Upton Court Park and reappraisal of viability at the site.
- 16.2 The agreements also include a clause that ensures that if an application is approved under section 73 for a variation to the scheme, the legal agreement obligations would still apply to any new consent and therefore there is no loss of Section 106 contributions or relief from any obligations previously secured.
- 16.3 There would be no action required in respect of Section 106 agreements as the planning obligations as set out in the section 106 Agreement will continue to apply and a further Deed of Variation is not necessary at the current time as there are no changes to the section 106 Agreement.

17.0 Equalities

- 17.1 The Council is subject to the Public Sector Equality Duty in section 149 of the Equality Act 2010, which (amongst other things) requires the Council to have due regard to the need to eliminate discrimination/harassment/victimisation, advance equality of opportunity between people who share

(and do not share) a protected characteristic and foster good relations between people who share (and do not share) a protected characteristic.

- 17.2 Having due regard to the need to advance equality of opportunity between persons who share (and do not share) a relevant protected characteristic involves having due regard, in particular, to the need to: (i) remove or minimise disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic; (ii) take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of persons who do not share it; and (iii) encourage persons who share a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low.
- 17.3 Having due regard to the need to foster good relations between persons who share (and do not share) a relevant protected characteristic involves having due regard, in particular, to the need to: (i) tackle prejudice; and (ii) promote understanding.
- 17.4 The protected characteristics referred to in the Act are age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation. The PSED is a continuing duty to have regard to the objectives identified in the Act as opposed to requiring the Council to achieve any particular outcome.
- 17.5 Throughout this report, regard has been given to the needs of individuals with these protected characteristics, as required by the Act in order to understand the likely impact of the development proposal on them. Given that the duty is an ongoing one the Council will continue to have regard to it throughout the detailed design stage of this development proposal in due course.
- 17.6 The proposal would provide new residential units and retail units which are accessible by lift or benefit from a level threshold.
- 17.7 In relation to the car parking provisions, the plans show the provision of 2no accessible spaces which are closely located to access points to the building. Internal corridors are considered to be able to accommodate the needs of staff and residents with disabilities.
- 17.8 It is considered that there would be temporary (but limited) adverse impacts upon all individuals with protected characteristics, whilst the development is under construction, by virtue of the construction works taking place. People with the following characteristics have the potential to be disadvantaged as a result of the construction works associated with the development eg: people with disabilities, maternity and pregnancy and younger children, older children and elderly residents/visitors. It is also considered that noise and dust from construction would have the potential to cause nuisances to people sensitive to noise or dust. However, measures can be incorporated into the construction management plan to mitigate the impact and minimise

the extent of the effects. This could be secured by condition should the scheme be acceptable.

17.9 In conclusion, it is considered that the needs of individuals with protected characteristics have been fully considered by the Local Planning Authority exercising its public duty of care, in accordance with the Equality Act 2010.

18.0 Planning Balance and the presumption in favour of sustainable development

18.1 The Council is currently unable to demonstrate a deliverable 5-year housing land supply. As a result, Paragraph 11 of the NPPF is engaged. This means that sustainable development proposals should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.

18.2 In consideration of whether or not development is sustainable, para 8 of the NPPF set out 3 objectives that should be met in order for a scheme to be considered sustainable development; the economic, social and environmental objective.

18.3 In considering the original application, reference P/03079/018, the application of the appropriate balance found that there were significant benefits and impacts from (text below extracted from the original committee report):

- The provision of 46 residential units in a sustainable location should be given positive weight although this weight is reduced through an unfortunate housing mix proposing a heavier reliance on 1 bed units which does not accord with the Council's recommended housing mix. It is recommended that this benefit be given considerable positive weight.
- As confirmed through viability assessment, issues with the site means that the applicant is unable to demonstrate a benefit of affordable housing. An offer of £25,000 towards offsite provision is accepted and can be afforded limited positive weight.
- No other infrastructure contributions are secured from the development. While this is not an adverse impact, it is not one that is considered to be positive either.
- The mitigation payment towards Upton Court Park improvements is a positive aspect that can be given moderate weight due to the payment being a legislative requirement.
- The shortfall of parking provision is considered to be a neutral impact. The provision of disabled parking at the site should be afforded moderate positive weight.
- The impact on habitats is noted as being significant but mitigation proposals have been agreed with and therefore this is considered to be a neutral impact.
- The impact on the setting of non-designated heritage assets is considered to be a neutral impact.

18.4 In re-applying the planning balance, the significant benefits of housing provision are still considered to outweigh any identified impacts and the proposal should continue to be regarded as sustainable development.

19.0 Decision Notice

19.1 As stated within section 9 of this report, the provision to submit a planning application under section 73 of the 1990 Act gives the scope to propose variations and amendments to approved applications without having to apply for the development in full again. The considerations with a section 73 application that seeks to propose amendments is whether or not the resultant scheme is largely the same proposal as was previously approved, i.e. the amendments should be of a scale that does not result in the development being materially different to that which was originally consented. As the proposed changes only relate to an amended internal layout and window positions, the approach to consider this under a section 73 is acceptable.

19.2 If Members resolve to approve the application, it will result in the issuing of a new decision notice which would include all relevant conditions that were previously included on the first decision with the relevant conditions varied that allow for the implementation of this application.

19.3 In this instance the applicant has proposed the variation of Condition 2 to substitute the proposed plans for the previously approved plans where relevant. The Council has proposed an amendment to conditions to update the NPPF reference from 2021 to the current 2023 version and additional wording is proposed to Condition 11 of the recommendation to secure the drainage proposal that was consented originally (to ensure that the development is built out in accordance with the approved drainage scheme). Note that conditions 9 and 19 have previously been discharged (ref: P/03079/021), these two conditions have also been amended as the information previously provided was sufficient to discharge the condition. Otherwise, as per the submission from the applicant, all other previous conditions will be included as part of the recommendation below.

20.0 PART C: RECOMMENDATION

20.1 Having considered the relevant policies set out above, comments from consultees as well as all relevant material considerations it is recommended that the application be approved subject to the conditions set out below:

21.0 PART D: CONDITIONS

21.1 CONDITIONS:

1. Time Limit

The development hereby permitted shall be commenced within three years from 22 June 2023.

REASON To prevent the accumulation of planning permissions, and to enable the Council to review the suitability of the development in the light of altered circumstances and to comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

2. Approved Plans

The development hereby approved shall be implemented only in accordance with the following plans and drawings hereby approved by the Local Planning Authority:

- (a) Drawing Number JM063_PL_0001, Dated 03/09/2020, Recd On 07/08/2023
- (b) Drawing Number JM063_PL_1100 Rev A, Dated 11/07/2022, Recd On 05/12/2023
- (c) Drawing Number JM-070-CN-101 Rev B, Dated 26/10/2023, Recd On 15/11/2023
- (d) Drawing Number JM-070-CN-102 Rev B, Dated 26/10/2023, Recd On 15/11/2023
- (e) Drawing Number JM-070-CN-103 Rev B, Dated 26/10/2023, Recd On 15/11/2023
- (f) Drawing Number JM-070-CN-104 Rev B, Dated 26/10/2023, Recd On 15/11/2023
- (g) Drawing Number JM-070-CN-105 Rev B, Dated 26/10/2023, Recd On 15/11/2023
- (h) Drawing Number JM063_PL_1104 Rev B, Dated 22/06/2022, Recd On 05/12/2023
- (i) Drawing Number JM063_PL_1200 Rev A, Dated 27/06/2022, Recd On 07/08/2023
- (j) Drawing Number JM063_PL_1201 Rev A, Dated 27/06/2022, Recd On 07/08/2023
- (k) Drawing Number JM063_PL_1300 Rev A, Dated 27/06/2023, Recd On 07/08/2023
- (l) Drawing Number JM063_PL_1050 Rev 1, Dated 23/06/2023, Recd On 07/08/2023

REASON To ensure that the site is developed in accordance with the submitted application and to ensure that the proposed development does not prejudice the amenity of the area and to comply with the Policies in the Development Plan.

3. Materials

Prior to the commencement of any above ground works, details of all facing materials, including render colours, glazed facades, timber louvres and metal framework framing to be used on the relevant block on all external facades and roofs of the buildings, shall be submitted to and approved in

writing by the Local Planning Authority. Samples shall be displayed on site for inspection prior to works commencing on the relevant part of the development. No part of the development shall be used or occupied prior to the implementation of the approved details. The development shall be carried out strictly in accordance with the approved details.

REASON: To ensure a satisfactory external appearance of the development and to respect the setting of nearby listed buildings in accordance with Policies EN1 and EN17 of the Local Adopted Plan for Slough 2004, Core Policies 8 and 9 of the Slough Local Development Framework Core Strategy 2006-2026, and the guidance contained in the Council's Developer's Guide Part 4 (2008) and the National Planning Policy Framework 2023.

4. Secure by design

No part of the development hereby permitted shall be occupied until details of the measures to be incorporated into the development to demonstrate how 'Secured by Design Gold Award' accreditation will be achieved has been submitted and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details and shall not be occupied or used until written confirmation of Secured by Design accreditation has been submitted to the Local Planning Authority. The approved security measures shall be retained thereafter.

REASON In order to minimise opportunities for crime and anti-social behaviour in accordance with Policy EN5 of The Adopted Local Plan for Slough 2004 and Core Policies 8 and 12 of the adopted Core Strategy 2006-2026, and the requirements of the National Planning Policy Framework 2023.

5. Landscaping

Prior to first occupation of the development hereby permitted, a scheme for landscaping shall have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following:

- a. details of all hard surfacing;
- b. details of all boundary/barrier treatments;
- c. details of all proposed planting, including numbers and species of plant, and details of size and planting method of any trees.
- d. details of irrigation system for soft landscaping aftercare
- e. details of equipment storage for the care and maintenance of the roof terrace.

All hard landscaping and means of enclosure shall be completed in accordance with the approved scheme prior to first occupation of the development. All planting, seeding or turfing comprised in the approved scheme of landscaping shall be carried out in the first planting and seeding seasons following the first occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which

within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

REASON In the interests of the visual amenity of the area and accordance with Policy EN3 of The Adopted Local Plan for Slough 2004.

6. Landscape Management Plan

None of the uses hereby approved shall commence until a landscape management plan, which include the maintenance regime for drainage, has been submitted to and approved in writing by the Local Planning Authority. This management plan shall set out the long term objectives, management responsibilities and maintenance schedule for the landscape areas shown on the approved landscape plan, and should include a time scale for the implementation and be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

REASON To ensure the long term retention of landscaping within the development to meet the objectives of Policy EN3 of The Adopted Local Plan for Slough 2004.

7. Lighting

No part of the development hereby permitted shall be occupied until a scheme has been submitted to and approved in writing by the Local Planning Authority for external site lighting including details of the lighting units, levels of illumination and hours of use. No lighting shall be provided at the site other than in accordance with the approved scheme.

REASON In the interests of safeguarding the amenities of neighbouring properties an to provide safer access to the cycle store in accordance with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008, Policy EN5 of The Adopted Local Plan for Slough 2004, and the requirements of the National Planning Policy Framework 2023.

8. Thames Water – Piling

If the proposed construction works include piling, no piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface water infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

REASON The proposed works will be in close proximity to underground water utility infrastructure and piling has the potential to impact on local underground water utility infrastructure.

9. Construction and Environmental Management Plan

The development hereby approved shall be carried out in accordance with the Construction and Environmental Management Plan from Jaspar Management Ltd, dated 29/06/2023, received 29/06/2023 approved under ref: P/03079/021 on 12/10/2023.

The development shall be carried out in accordance with the approved scheme or otherwise, as agreed by the Local Planning Authority.

REASON: In the interests of the amenities of the area in accordance with Core Policy 8 of the Slough Local Development Framework Core Strategy 2006-2026, and the guidance set out in the National Planning Policy Framework (2023).

10. Mechanical Filtered Ventilation

Prior to the occupation of any residential unit hereby approved, details of the proposed system of Mechanical Filtered Ventilation (including proposals for overheating mitigation) within each flat shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried in full accordance with the approved details prior first occupation and retained as such at all times in the future. Each Mechanical Filtered Ventilation unit shall then be used and maintained in accordance with the manufactures requirements at all times in the future.

REASON to ensure existing and future residents are not subjected to unacceptable levels of pollution once the development is inhabited, in accordance with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 - 2026, Development Plan Document, December 2008, and the National Planning Policy Framework, 2023.

11. Drainage

The surface water control measures shall be carried out in accordance with the Indicative Surface Water Drainage Assessment from RSK ref: 1680512-R1(0)-ISWDS dated April 2022 and the following drawings:

- Drainage Layout 680512-RSK-ZZ-XX-DR-C-01
- Green Roof Layout 680512-RSK-ZZ-XX-DR-C-04
- Drainage Construction Details 680512-RSK-ZZ-XX-DR-C-03

The details were determined under P/03079/018 and shall be carried over to this consent.

The drainage system shall be managed and maintained for the lifetime of the development in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority.

REASON To ensure that surface water discharge from the site is satisfactory and shall not prejudice the existing sewerage systems in accordance with Policy 8 of the adopted Core Strategy 2006 - 2026, and the requirements of the National Planning Policy Framework 2023.

12. Bin Storage

No part of the development shall be occupied until bin storage has been provided on the ground floor and suitable storage area to be provided in accordance with the standards set out in the Slough Developers Guide.

REASON: To ensure that adequate refuse storage is provided to serve the development

13. Windows

No windows (other than those hereby approved) shall be formed in the development hereby approved without the prior written approval of the Local Planning Authority.

REASON To protect the privacy of the neighbouring property and to ensure no overlooking to the car park site to help ensure that these would not prejudice wider redevelopment in accordance with Core Policy 8 of the Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008, Policies EN1 and H9 of The Adopted Local Plan for Slough 2004, and the requirements of the National Planning Policy Framework 2023.

14. Shop front

The windows in the shop front elevations for the retail uses at ground floor shall be constructed in clear glass and there shall be no obstruction, colouring, laminating, or similar behind the glass that would prevent or restrict views into the ground floor unit.

REASON In the interests of protecting the visual amenity, vitality and viability of Slough town centre in accordance with the provisions of Policies S1 and EN1 of The Adopted Local Plan for Slough 2004 and Policy 12 of the Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008, and the requirements of the National Planning Policy Framework 2023.

15. Sustainability and Energy Statement

The development hereby approved shall be implemented to fully include the proposals and measures set out in the Sustainability and Energy

Statement produced by Ensphere, reference 20-E110-004 dated April 2022 unless otherwise agreed in writing with the Local Planning Authority.

Reasons: To ensure that the development provides sustainable energy benefits to the development in the interests of Policy 8 of the Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008.

16. Means of access

No part of the development shall be occupied until the new means of access has been sited and laid out in accordance with the approved plans and constructed in accordance with Slough Borough Council's Adopted Vehicle Crossover Policy.

REASON: In order to minimise danger, obstruction and inconvenience to users of the highway and of the development, Core Policy 7 of the Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008.

17. Parking

The scheme for parking and manoeuvring indicated on the submitted plans shall be laid out prior to the initial occupation of the development hereby permitted and that area shall not thereafter be used for any other purpose.

REASON: To enable vehicles to draw off, park and turn clear of the highway to minimise danger, obstruction and inconvenience to users of the adjoining highway.

18. Car Park Permit

No occupier of the residential development hereby approved shall be entitled to a car parking permit from the Council to park on the public highway within the local controlled parking zone or any such subsequent zone.

REASON: In order to ensure that the development does not harm the existing amenities of the occupiers of neighbouring residential properties by adding to the already high level of on-street parking stress in the area in accordance with residential properties in accordance with Core Policy 7 of the Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008.

19. Construction Traffic Management Plan

The development hereby approved shall be carried out in accordance with the Construction and Environmental Management Plan from Jaspar Management Ltd, dated 29/06/2023, received 29/06/2023 approved under ref: P/03079/021 on 12/10/2023.

The Plan shall thereafter be implemented as approved before the development begins and be maintained throughout the duration of the construction works period.

REASON: In the interest of minimising danger and inconvenience to highway users and in the interests of air quality and to ensure minimal disruption is caused to existing businesses in the shopping centre area in accordance with policies 7 and 8 of the Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008, and the requirements of the National Planning Policy Framework 2023.

20. Car Park Management Scheme

No part of the development hereby permitted shall be occupied until a car park management scheme has been submitted to and been approved in writing by the Local Planning Authority. The Scheme shall include provisions to :

- a) Ensure that spaces cannot be owned/let/allocated to anyone who is not a resident or does not have a car/need a parking space.
- b) Ensure spaces are not permanently linked to dwellings.
- c) State how electric vehicle charging point spaces will be made available to residents with plug in vehicles.
- d) How use of charging point spaces by non plug-in vehicles will be restricted.
- e) Allocation of any visitor spaces. No dwelling shall be occupied until the car park management scheme has been implemented as approved.

Thereafter the allocation and use of car and electric vehicle parking spaces shall be in accordance with the approved scheme.

REASON to provide mitigation towards the impacts on the adjacent Air Quality Management Area and to ensure the parking spaces are in optimum use in accordance with Core Policy 8 of the Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008, and the requirements of the National Planning Policy Framework 2023.

21. Cycle Parking

No part of the development shall be occupied until secure cycle parking store has been provided in accordance with the standards set out in the Slough Developers Guide. Once laid out and constructed that area shall not thereafter be used for any other purpose.

REASON: To ensure that adequate and convenient cycle storage is provided to accord with the standards set out in the Slough Developers Guide.

22. Noise

None of the residential units hereby approved shall be occupied until the following details have been submitted to and approved in writing by the Local Planning Authority:

- a) Specifications of the proposed windows and glazed door installations. The details shall demonstrate that the proposed windows/glazed doors ensure that internal noise levels in line with BS8233:2014 are not exceeded
- b) Details of the proposed mechanical ventilation including details of ventilation noise outputs along with a noise assessment in accordance with any mitigation in accordance with ProPG: Planning and Noise Guidance and BS8233:2014 shall be submitted to and approved in writing by the Local Planning Authority.
- c) If the proposed system of ventilation does not include temperature control, an overheating assessment must be submitted that sets out specific mitigation measures to ensure residents will not be subject to overheating in the residential units hereby approved.

The development shall then be carried out in full accordance with the approved details prior to first occupation of the development hereby approved. Each Mechanical Ventilation unit shall then be used and maintained in accordance with the manufactures requirements for the lifetime of the development.

REASON to ensure future residents are not subjected to unacceptable temperature levels once the development is inhabited, in accordance with Core Policy 8 of the Slough Local Development Framework, Core Strategy 2006 - 2026, Development Plan Document, December 2008, and the National Planning Policy Framework, 2023.

23. Servicing and Delivery Management Plan

No part of the development hereby permitted shall be occupied until a servicing and delivery management plan has been submitted to and approved in writing by the Local Planning Authority. The delivery management plan shall demonstrate how service and delivery vehicles will access the site without comprising parking provision and security and without causing an obstruction on the highway.

The development shall be carried out in full accordance with the approved details on first occupation be retained at all times in the future.

REASON: to ensure the delivery vehicles serving the proposed development do not cause an obstruction on the adjoin or surround highway in accordance with Core Policy 8 of the Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document,

December 2008 and the requirements of the National Planning Policy Framework 2023.

24. Electric Vehicle Charging

Notwithstanding the details in the approved plans, each parking space created on the development hereby approved shall be fitted with an Electric Vehicle Charging point, details of which shall be submitted to and approved in writing prior to first occupation. The electric vehicle charging points must have a 'Type 2' socket and be rated to at least 7.4kW 32amp 22kW 32amp single or 3 phase. Works shall be carried out in accordance with the approved details and be in place prior to first occupation of the residential units hereby approved and thereafter be retained.

REASON: To ensure vehicle parking is provided and encourage up-take of electric vehicle use, in accordance with Policy T2 of the Adopted Local Plan (2004), Policies 7 and 8 of the Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008, the guidance contained in the Council's Developer's Guide Part 3 (2008) and the National Planning Policy Framework 2023.

25. Use Classes Order

Notwithstanding the provisions within the Use Classes Order (2021) as amended changes of Use under Class MA, Part 3, Schedule 2, (General Permitted Development) (England) Order 2021 from Class E (all subclasses) to Class C3 (residential) will not be permitted, without express planning permission from the Local Planning Authority.

Reason: To restrict and limit the loss of retail, shopping, food and drink and other commercial and office uses within the Town Centre in order to protect and safeguard the Town Centre Primary Shopping Area and Secondary Shopping Areas, to promote employment uses within the Town Centre, and to ensure the additional impact on socio-economic infrastructure (education, healthcare, leisure, community uses and facilities) is minimised (in accordance with the Environmental Statement) in accordance with policies EMP2 and OSC15 of The Adopted Local Plan for Slough 2004, Core Policies 1, 5 and 6 of the Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008, and the guidance contained in the Council's Developer's Guide Part 4 (2008) and the National Planning Policy Framework (2023).

INFORMATIVE(S):

1. In dealing with this application, the Local Planning Authority has worked with the applicant in a positive and proactive manner through pre-application discussions. It is the view of the Local Planning Authority that the proposed development does improve the economic, social and

environmental conditions of the area for the reasons given in this notice and it is in accordance with the National Planning Policy Framework.

2. The applicant will need to apply to the Council's Local Land Charges on 01753 875039 or email to 0350SN&N@slough.gov.uk for street naming and/or numbering of the unit/s.

No water meters will be permitted within the public footway. The applicant will need to provide way leave to Thames Water Plc for installation of water meters within the site

The development must be so designed and constructed to ensure that surface water from the development does not drain onto the highway or into the highway drainage system.

The permission hereby granted shall not be construed as authority to obstruct the public highway by the erection of scaffolding, hoarding, skip or any other device or apparatus for which a licence must be sought from the Highway Authority.

3. A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing trade.effluent@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk. Please refer to the Wholesale; Business customers; Groundwater discharges section.

Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.