

# **PLANNING COMMITTEE**

THE FOLLOWING ALTERATIONS AND AMENDMENTS HAVE BEEN  
RECEIVED SINCE THE PLANNING OFFICER'S REPORT WAS  
PRESENTED TO MEMBERS

## **Amendment Sheet**

### **Planning Applications**

#### **1.0 Item 6: P/14952/012 Former SIG Unit**

##### 1.1 Additional Consideration

##### Biodiversity Net Gain

The National Planning Policy Framework 2024, paragraph 187 requires new development to minimise impacts on biodiversity and provide net gains in biodiversity. Core Policy 9 of the Core Strategy 2006-2026 relates to the natural environment and requires new development to preserve and enhance natural habitats and the biodiversity of the Borough, including corridors between biodiversity rich features. Saved Policy EN22 from Local Plan (2004) sets out that special account will be taken of nature conservation interest when determining proposals for development which would be detrimental to land which contains features of ecological importance. Ecological appraisals are required where proposed development is likely to threaten any nature conservation interest.

In England, Biodiversity Net Gain (BNG) is now mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). Under the statutory framework for biodiversity net gain, subject to some exceptions, every grant of planning permission is deemed to have been granted subject to the condition that the biodiversity gain objective is met (“the biodiversity gain condition”). This objective is for development to deliver at least a 10% increase in biodiversity value.

As no habitats with biodiversity value are being impacted, the scheme is exempt from Biodiversity Net Gain (BNG) requirements in line with the de minimis exemption (DEFRA, 2024).

##### 1.2 Additional Conditions

##### Time Limit

The part of the development hereby permitted that have not commenced shall be commenced within three years from the date of this permission.

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.

## Construction Management Plan

The development hereby approved shall be implemented in accordance with the provisions of the Montana Bakery - Poyle Point 1 Construction Phase Plan from Pentadel Project Management, Ref: PPM-1940-HSE-CPP-01, Issue No.1, dated 07/07/2024, received 20/03/2026.

REASON: To ensure the construction phase of the development hereby approved does not adversely affect the local highway network or localised amenity in the interests of Policies 7 and 8 of the Core Strategy 2006-2026.

### 1.3 Amended Condition

#### 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 1940-PPM-A-03-000 Rev P4, dated 13/02/2025, received 23/03/2026
- b) Drawing Number 1940-PPM-A-03-100 Rev P5, dated 13/02/2025, received 04/02/2025
- c) Drawing Number 1940-PPM-A-03-101 Rev P1, dated 7/11/2024, received 23/03/2026
- d) Drawing Number 1940-PPM-A-03-102 Rev P1, dated 7/11/2024, received 04/02/2025
- e) Drawing Number 1940-PPM-A-03-103 Rev P1, dated 7/11/2024, received 04/02/2025
- f) Drawing Number 1940-PPM-A-03-200 Rev P1, dated 7/11/2024, received 04/02/2025
- g) Drawing Number 1940-PPM-A-03-300 Rev P1, dated 7/11/2024, received 04/02/2025
- h) Drawing Number 1940-PPM-A-05-100 Rev P5, dated 13/02/2025, received 23/03/2026
- i) Drawing Number 1940-PPM-A-05-101 Rev P3, dated 13/02/2025, received 04/02/2025
- j) Drawing Number 1940-PPM-A-05-102 Rev P3, dated 13/02/2025, received 04/02/2025
- k) Drawing Number 1940-PPM-A-03-103 Rev P3, dated 13/02/2025, received 04/02/2025
- l) Drawing Number 1940-PPM-A-03-104 Rev P4, dated 13/02/2025, received 04/02/2025
- m) Drawing Number 1940-PPM-A-05-200 Rev P3, dated 13/02/2025, received 04/02/2025
- n) Drawing Number 1940-PPM-A-05-201 Rev P3, dated 13/02/2025, received 04/02/2025
- o) Drawing Number 1940-PPM-A-05-300 Rev P3, dated 13/02/2025, received 04/02/2025

- p) Drawing Number 1940-PPM-A2-02-100 Rev P2, dated 13/02/2025, received 04/02/2025

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.

**1.4 No change to recommendation other than the additional and amended conditions.**

## 2.0 Item 7 – P/20401/005 Ipswich Road

2.1 There are changes to the conditions and they should read as follows:

### 3. Condition 3 - Phase 2 Intrusive Investigation Method Statement

Condition 3 (Intrusive Investigation Method Statement (IIMS)) – Fully discharged in accordance with:

- a) Intrusive Investigation Method Statement (IIMS)) – Letter Report, Prepared by Tetra Tech Limited, Dated 08/05/2025, Received 13/06/2025

**\*CONDITION DISCHARGED\*** in accordance with application P/20401/001.

### 4. Phase 3 Quantitative Risk Assessment and Site-Specific Remediation Strategy

Condition 4 (Quantitative Risk Assessment (QRA)) – Fully discharged in accordance with:

- b) Intrusive Investigation Method Statement (IIMS)) – Letter Report, Prepared by Tetra Tech Limited, Dated 08/05/2025, Received 13/06/2025

REASON: To ensure that potential risks from land contamination are adequately assessed and remediation works are adequately carried out, to safeguard the environment and to ensure that the development is suitable for the proposed use and in accordance with Policy 8 of the Core Strategy 2008.

**\*CONDITION DISCHARGED\*** in accordance with application P/20401/001.

### 5. Phase 4 Remediation Validation

No development within or adjacent to any area(s) subject to remediation works carried out pursuant to the Phase 3 Quantitative Risk Assessment and Site-Specific Remediation Strategy condition shall be occupied until a full final Validation Report for the purposes of human health protection has been submitted to and approved in writing by the Local Planning Authority. The report shall include details of the implementation of the remedial strategy and any contingency plan works approved pursuant to the Phase 3 condition above. In the event that gas and/or vapour protection measures are specified by the remedial strategy, the report shall include written confirmation that all such measures have been implemented by a competent installer and then verified by a qualified independent third party/Building Control Regulator.

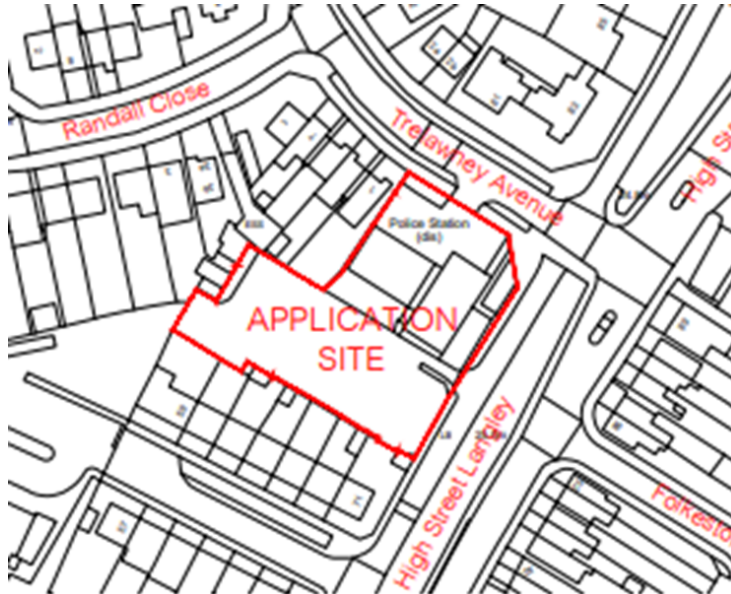
REASON: To ensure that remediation work is adequately validated and recorded, in the interest of safeguarding public health and in accordance with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006-2026, Development Plan Document, December 2008, and the National Planning Policy Framework.

2.2 No change to recommendation.

### 3.0 Item 8: P/08979/006 Langley Police Station

#### 3.1 Correction:

The site location plan on the front page of the committee report is incorrect and is corrected as follows:



#### 3.2 Change to Condition 4 (External Materials) as follows:

##### Condition 4 (External Materials)

The development shall be carried out in accordance with the following details agreed under application P/08979/012, as agreed by the Local Planning Authority.

- a) Feature Brickwork Details – Flats only Sheet 1 of 3 (25.086-380 A) (dated November 2025); Rec'd 13/01/2026
- b) Feature Brickwork Details – Flats only Sheet 2 of 3 (25.086-381 A) (dated November 2025); Rec'd 13/01/2026
- c) Feature Brickwork Details – Flats only Sheet 3 of 3 (25.086-382 A) (dated November 2025); Rec'd 13/01/2026
- d) Material Schedule (AC60-MS-V1.2) (February 2026); Rec'd 24/02/2026

No part of the development shall be used or occupied prior to the implementation of the approved details and retained thereafter.

**REASON:** To ensure a satisfactory external appearance of the development and to respect the setting of nearby listed buildings in accordance with Policies EN1 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 2024.

### 3.3 Change to Condition 5 (Detailing)

#### Condition 5 (Details)

The development shall be carried out in accordance with the following details agreed under application P/08979/012, as agreed by the Local Planning Authority.

- a) Feature Brickwork Details – Flats only Sheet 1 of 3 (25.086-380 A) (dated November 2025); Rec'd 13/01/2026
- b) Feature Brickwork Details – Flats only Sheet 2 of 3 (25.086-381 A) (dated November 2025); Rec'd 13/01/2026
- c) Feature Brickwork Details – Flats only Sheet 3 of 3 (25.086-382 A) (dated November 2025); Rec'd 13/01/2026
- d) Material Schedule (AC60-MS-V1.2) (February 2026); Rec'd 24/02/2026

The development shall thereafter be carried out in accordance with the details approved.

REASON: To ensure a satisfactory external appearance of the development and to respect the setting of nearby listed buildings in accordance with Policies EN1 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 2024.

### 3.4 No change to recommendation

#### **4.0 Item 10: P/02683/022 204 – 208 High Street**

4.1 Remove reference to the following recommendation in paragraph 2.1 following receipt of Natural England confirmation of appropriate mitigation secured on 23/03/2026.

(ii) confirmation from Natural England that the revised Habitat Regulations Assessment addresses their recommended advice with respect to providing contributions towards Upton Court Park; and

4.2 Remove reference to the following recommendation in paragraph 18.1 following receipt of Natural England confirmation of appropriate mitigation secured on 23/03/2026.

(iv) confirmation from Natural England that the revised Habitat Regulations Assessment addresses their recommended advice with respect to providing contributions towards Upton Court Park; and

4.3 **There is a change to recommendation, this will now read:**

2.1 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 for:

A. Approval subject to:

(i) the satisfactory completion of a Section 106 to secure the following obligations:

- i. Securing “Key Worker” accommodation through a cascade mechanism to prioritise local residents;
- ii. Secure affordable rents for “Key Worker” to be capped at 40% of Band 5 NHS salaries and to include a cap on communal charges;
- iii. Secure all units to not be for people under 18 years of age;
- iv. Financial Contribution towards an off-site EV Car Club as part of the implementation of Slough Borough Council’s Low Emissions Strategy (LES) of £50,000;
- v. Financial Contribution towards recreation and public realm improvements in the town centre/ local area (£300 x 109.6 which is a ratio of 2.5 Key Worker units to 1 dwelling) of £32,880.00;
- vi. Commitment to safeguard strip of land on Herschel Street (for Council’s road widening scheme);
- vii. Travel Plans and Travel Plan Monitoring contribution of £3,000;



- viii. Employment and Training initiatives, including commitment to on-site construction apprenticeships/traineeships, business engagement, procurement and local employment provisions; and
  - ix. Burnham Beeches Contribution (£609 per dwelling x 109.6 which is a ratio of 2.5 Key Worker units to 1 dwelling) of £66,746.40.]; and
- (ii) finalising conditions and any other minor changes;

OR

B. Refuse the application if the completion of the Section 106 Agreement is not finalised by 25<sup>th</sup> November 2026, unless otherwise agreed by the Chief Planning Officer.