

Application for Outline Planning Permission With All Matters Reserved

Town and Country Planning Act 1990 (as amended)

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Upon receipt of this form and any supporting information, it is the responsibility of the Local Planning Authority to inform you of its obligations in regards to the processing of your application. Please refer to its website for further information on any legal, regulatory and commercial requirements relating to information security and data protection of the information you have provided.

Local Planning Authority details:

Planning Services, Observatory House
25 Windsor Road, Slough, Berks SL1 2EJ

Telephone: 01753 477340

Website: www.slough.gov.uk

Email: planning@slough.gov.uk

Application No.
Valid/Reg Date
Fee Recd (£)
Receipt No.
Date

www.slough.gov.uk
Slough
Borough Council

Publication on Local Planning Authority websites

Information provided on this form and in supporting documents may be published on the authority's planning register and website. Please ensure that the information you submit is accurate and correct and does not include personal or sensitive information. If you require any further clarification, please contact the Local Planning Authority directly.

1. Applicant Name and Address

Title:		First name:	
Last name:			
Company (optional):	GREEN MONARCH B1 2016 LIMITED and GREEN MONARCH B2 2016 LIMITED (as general partner of the Green Monarch ZC 2016 LP) c/o British Land Property Management		
House name:			
Address 1:	York House		
Address 2:	45 Seymour Street		
Address 3:			
Town:	London		
County:			
Country:			
Postcode:	W1H 7LZ		

2. Agent Name and Address

Title:	Miss	First name:	Ashleigh		
Last name:	Cook				
Company (optional):	Iceni Projects				
Unit:		House number:		House suffix:	
House name:					
Address 1:	Da Vinci House				
Address 2:	44 Saffron Hill				
Address 3:					
Town:	London				
County:					
Country:					
Postcode:	EC1N 8FH				

3. Description of the Proposal

Please describe the proposal:

Outline application (with all matters reserved) for the demolition of buildings and the phased redevelopment of the Site to provide a mixed-use scheme comprising residential (C3 and potential for C2); flexible commercial town centre use floor space (Use Class E and Use Class F), supporting sui-generis town centre use (a range of the following uses: pubs, wine bars, hot food take away), sui generis leisure use (the potential for a cinema or live music venue); potential creation of basements, car and cycle parking; site wide landscaping and associated servicing, associated infrastructure, energy generation requirements and highway works.

Has the building or works already started?

☐ Yes ☒ No

If Yes, please state the date when building or works were started (DD/MM/YYYY):

(date must be pre-application submission)

Have the building or works been completed?

☐ Yes ☒ No

If Yes, please state the date when the building or works were completed (DD/MM/YYYY):

(date must be pre-application submission)

Is the proposal for public service infrastructure development (within the meaning of article 2 of S.I. 2015/595 as amended by article 3 of S.I. 746/2021)?

☐ Yes ☒ No

4. Site Address Details

Please provide the full postal address of the application site.

Unit:		House number:		House suffix:	
House name:					
Address 1:	Queensmere Shopping Centre				
Address 2:	High Street				
Address 3:					
Town:	Slough				
County:					
Postcode (optional):	SL1 1LN				
Description of location or a grid reference. (must be completed if postcode is not known):					
Easting:		Northings:			

Description:

The Site is located within Slough Town Centre and comprises a number of buildings within the red line boundary, as shown on Drawing PP01. The buildings within the red line boundary include:

- The Queensmere Shopping Centre (with associated multi-storey car park)
- Wellington House and Duke House
- 141 High Street
- 143 High Street
- 145 High Street
- 165 High Street

5. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

☐ Yes ☒ No

If yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

☐ Yes ☒ No

Will the proposal increase

the flood risk elsewhere? ☐ Yes ☒ No

How will surface water be disposed of?

- ☒ Sustainable drainage system ☐ Existing watercourse
- ☐ Soakaway ☐ Pond/lake
- ☒ Main sewer

6. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently).

Please tick if the full contact details are not known, and then complete as much as possible: ☐

Officer name: Neil Button – Development Management Lead – Slough Borough Council

Reference: PPA Agreement – dated 14/09/2020

Date (DD/MM/YYYY):
(must be pre-application submission) 14/09/2020

Details of pre-application advice received?

As part of the Planning Performance Agreement (signed 14/09/2020), the Applicant team have had regular weekly meetings with the planning and design officers at Slough Borough Council, where pre-application advice has been received. The application has also been subject to 2 x Design Review meetings with Design South East.

7. Authority Employee / Member

It is an important principle of decision-making that the process is open and transparent. For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the local planning authority.

Do any of the following statements apply to you and/or agent? ☐ Yes ☒ No With respect to the authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

If Yes, please provide details of their name, role and how you are related to them.

N/A

8. Site Area

Please state the site area in hectares (ha) 4.82 ha

9. Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units?
If Yes, please complete details of the changes in the tables below:

☒ Yes

☐ No

Proposed Housing						
Market Housing	Not known	Number of Bedrooms				
		1	2	3	4+	Unknown
Houses	☐					<i>a</i>
Flats/maisonettes	☐					Up to 1,600
Sheltered housing	☐					<i>c</i>
Bedsit/studios	☐					<i>d</i>
Cluster flats	☐					<i>e</i>
Other	☐					<i>f</i>
Totals (<i>a + b + c + d + e + f</i>) =						Up to 1,600

Social, Affordable or Intermediate Rent	Not known	Number of Bedrooms				
		1	2	3	4+	Unknown
Houses	☐					<i>a</i>
Flats/maisonettes	☐					To be determined
Sheltered housing	☐					<i>c</i>
Bedsit/studios	☐					<i>d</i>
Cluster flats	☐					<i>e</i>
Other	☐					<i>f</i>
Totals (<i>a + b + c + d + e + f</i>) =						<i>B</i>

Affordable Home Ownership	Not known	Number of Bedrooms				
		1	2	3	4+	Unknown
Houses	☐					<i>a</i>
Flats/maisonettes	☐					<i>b</i>
Sheltered housing	☐					<i>c</i>
Bedsit/studios	☐					<i>d</i>
Cluster flats	☐					<i>e</i>
Other	☐					<i>f</i>
Totals (<i>a + b + c + d + e + f</i>) =						<i>C</i>

Starter Homes	Not known	Number of Bedrooms				
		1	2	3	4+	Unknown
Houses	☐					<i>a</i>
Flats/maisonettes	☐					<i>b</i>
Bedsit/studios	☐					<i>c</i>
Other	☐					<i>d</i>
Totals (<i>a + b + c + d</i>) =						<i>D</i>

Self Build and Custom Build	Not known	Number of Bedrooms				
		1	2	3	4+	Unknown
Houses	☐					<i>a</i>
Flats/maisonettes	☐					<i>b</i>
Bedsit/studios	☐					<i>c</i>
Other	☐					<i>d</i>
Totals (<i>a + b + c + d</i>) =						<i>E</i>

Total proposed residential units (*A + B + C + D + E*) = Up to 1,600

Existing Housing						
Market Housing	Not known	Number of Bedrooms				
		1	2	3	4+	Unknown
Houses	☐					<i>a</i>
Flats/maisonettes	☐					23
Sheltered housing	☐					<i>c</i>
Bedsit/studios	☐					<i>d</i>
Cluster flats	☐					<i>e</i>
Other	☐					<i>f</i>
Totals (<i>a + b + c + d + e + f</i>) =						23

Social, Affordable or Intermediate Rent	Not known	Number of Bedrooms				
		1	2	3	4+	Unknown
Houses	☐					<i>a</i>
Flats/maisonettes	☐					<i>b</i>
Sheltered housing	☐					<i>c</i>
Bedsit/studios	☐					<i>d</i>
Cluster flats	☐					<i>e</i>
Other	☐					<i>f</i>
Totals (<i>a + b + c + d + e + f</i>) =						<i>G</i>

Affordable Home Ownership	Not known	Number of Bedrooms				
		1	2	3	4+	Unknown
Houses	☐					<i>a</i>
Flats/maisonettes	☐					<i>b</i>
Sheltered housing	☐					<i>c</i>
Bedsit/studios	☐					<i>d</i>
Cluster flats	☐					<i>e</i>
Other	☐					<i>f</i>
Totals (<i>a + b + c + d + e + f</i>) =						<i>H</i>

Starter Homes	Not known	Number of Bedrooms				
		1	2	3	4+	Unknown
Houses	☐					<i>a</i>
Flats/maisonettes	☐					<i>b</i>
Bedsit/studios	☐					<i>c</i>
Other	☐					<i>d</i>
Totals (<i>a + b + c + d</i>) =						<i>I</i>

Self Build and Custom Build	Not known	Number of Bedrooms				
		1	2	3	4+	Unknown
Houses	☐					<i>a</i>
Flats/maisonettes	☐					<i>b</i>
Bedsit/studios	☐					<i>c</i>
Other	☐					<i>d</i>
Totals (<i>a + b + c + d</i>) =						<i>J</i>

Total existing residential units (*F + G + H + I + J*) = 23

TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total):

Up to 1,577 gain

10. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ☒ Yes ☐ No ☐ Unknown

If you have answered Yes to the question above please add details in the following table:

Use class/type of use		Not applicable	Existing gross external floorspace (square metres)	Gross external floorspace to be lost by change of use or demolition (square metres)	Unknown	Total gross external floorspace proposed (including change of use)(square metres)	Unknown	Net additional gross external floorspace following development (square metres)
E(g)(i))	Office	☐	6,458	6,458	☐	0 – 40,000	☐	0 – 33,542
E & F	Range of town centre uses*	☐	47,783	47,783	☐	5,500 – 12,000	☐	Reduction of -42,283 to -35,783
Sui Generis	Pub, Bar, Hot Food Takeaway	☐	2,797	2,797	☐	0 – 2,250	☐	Reduction of -2,797 to -547
Sui Generis	Cinema or Live Music Venue	☐	6,870	6,870	☐	0 – 1,500	☐	Reduction of -6,870 to -5,370

*excluding offices, primary and secondary schools, indoor or outdoor swimming or skating rinks

In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Unknown	Total rooms proposed (including changes of use)	Unknown	Net additional rooms
C2	Residential Institutions	☐		☐	Flexibility for up to 20% of residential units (C3), site wide, to be within use Class C2.	☐	
OTHER		☐		☐		☐	
Please Specify		☐		☐		☐	

11. Employment

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent
Existing employees			Approx. 560
Proposed employees			To be determined

12. Hours of Opening

If known, please state the hours of opening (e.g. 15:30) for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known
				X
				X
				X

13. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Is the proposal a waste management development? ☐ Yes ☒ No ☐ Unknown

If the answer is Yes, please complete the following table:

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Unknown	Maximum annual operational throughput in tonnes (or litres if liquid waste)	Unknown
Inert landfill	☐		☐		☐
Non-hazardous landfill	☐		☐		☐
Hazardous landfill	☐		☐		☐
Energy from waste incineration	☐		☐		☐
Other incineration	☐		☐		☐
Landfill gas generation plant	☐		☐		☐
Pyrolysis/gasification	☐		☐		☐
Metal recycling site	☐		☐		☐
Transfer stations	☐		☐		☐
Material recovery/recycling facilities (MRFs)	☐		☐		☐
Household civic amenity sites	☐		☐		☐
Open windrow composting	☐		☐		☐
In-vessel composting	☐		☐		☐
Anaerobic digestion	☐		☐		☐
Any combined mechanical, biological and/or thermal treatment (MBT)	☐		☐		☐
Sewage treatment works	☐		☐		☐
Other treatment	☐		☐		☐
Recycling facilities construction, demolition and excavation waste	☐		☐		☐
Storage of waste	☐		☐		☐
Other waste management	☐		☐		☐
Other developments	☐		☐		☐

Please provide the maximum annual operational throughput of the following waste streams:

Municipal	
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

14. Existing Use

Please describe the current use of the site:

The Site primarily comprises retail and commercial uses with some provision of residential and leisure

Is the site currently vacant? ☐ Yes ☒ No

If Yes, please describe the last use of the site:

When did this use end (if known)? DD/MM/YYYY (date where known may be approximate)

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated?

☐ Yes ☒ No

Land where contamination is suspected for all or part of the site?

☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination?

☒ Yes ☐ No

15. Ownership Certificates and Agricultural Land Declaration

One Certificate A, B, C, or D, must be completed with this application form

CERTIFICATE OF OWNERSHIP - CERTIFICATE A

Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/ The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/ The applicant certifies that I have/ the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Name of Owner / Agricultural Tenant	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

15. Ownership Certificates and Agricultural Land Declaration (continued)

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14
I certify/ The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners* and/or agricultural tenants** of the land or building, or of a part of it, but I have/ the applicant has been unable to do so.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

The steps taken were:

A formal Notice under The Town and Country Planning (Development Management Procedure) (England) Order 2015 Article 13 and supporting letter has been issued to all parties with a freehold or leasehold interest in the Site. A full schedule of these notifications is included in supporting application document 'PA3 – Schedule of Owners'. A Notice has also been published on 28/10/21 in the Slough Observer under The Town and Country Planning (Development Management Procedure) (England) Order 2015 Article 13 notifying any unknown interests.

Name of Owner / Agricultural Tenant	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

28/10/21

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

27/10/21

CERTIFICATE OF OWNERSHIP - CERTIFICATE D

Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14
I certify/ The applicant certifies that:

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land to which this application relates, but I have/ the applicant has been unable to do so.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

The steps taken were:

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

16. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority (LPA) has been submitted.

The original and 3 copies* of a completed and dated application form: ☐

The original and 3 copies* of the plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North: ☐

The original and 3 copies* of other plans and drawings or information necessary to describe the subject of the application: ☐

The correct fee: ☐

The original and 3 copies* of a design and access statement, if required (see help text and guidance notes for details): ☐

The original and 3 copies* of the completed, dated Ownership Certificate (A, B, C or D - as applicable) and Article 14 Certificate (Agricultural Holdings): ☐

*National legislation specifies that the applicant must provide the original plus three copies of the form and supporting documents (a total of four copies), unless the application is submitted electronically or, the LPA indicate that a smaller number of copies is required. LPAs may also accept supporting documents in electronic format by post (for example, on a CD, DVD or USB memory stick). You can check your LPA's website for information or contact their planning department to discuss these options.

Plans can be bought from one of the Planning Portal's accredited suppliers: <https://www.planningportal.co.uk/buyaplanningmap>

17. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

27/10/21

(date cannot be pre-application)

18. Applicant Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

19. Agent Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

20. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☒ Agent ☐ Applicant ☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

Telephone number:

Email address: