

Queensmere Shopping Centre, Slough Central

Development Specification Document

June 2022 Revision 1

Gerald Eve LLP on behalf of Green Monarch



Slough Central



. GERALDEVE



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1. Introduction

This Development Specification Document was originally prepared by Icen Projects Limited, on behalf of Green Monarch B1 2016 Limited and Green Monarch B2 2016 Limited (as general partner of the Green Monarch ZC 2016 LP) (the Applicant), c/o British Land Property Management Ltd, and submitted as part of the Outline Planning Application for the redevelopment of the Queensmere Shopping Centre (the 'QM OPA') in October 2021. Since this time, this document has been updated to reflect various amendments to the scheme since submission. The amendments contained within this revised version of the Development Specification Document have been carried out by Gerald Eve LLP.

The Queensmere Shopping Centre forms part of a wider area of land that comprises both the Queensmere and Observatory shopping centres, known as Slough Central. Both the Queensmere and Observatory shopping centres are within the Applicant's ownership.

The 'Slough Central' area reflects the broader regeneration area as proposed in the Slough Borough Council (SBC) adopted Local Plan documents and the emerging Local Plan in the Strategic Regeneration Framework documents. These adopted and emerging documents allow

for a phased redevelopment of both shopping centres to occur.

The QM OPA is the first phase of a wider development aspiration for Slough Central, and is being brought forward as a stand-alone planning application. The Observatory Shopping Centre is included within the wider Slough Central area but is excluded from the QM OPA and does not form part of the application site (the 'Site'). The QM OPA has been developed so that it works both with the Observatory Shopping Centre being retained but also to allow for the Observatory to be successfully redeveloped in the future alongside what is being proposed at Queensmere. Whilst the Applicant recognises the potential for the longer-term phased redevelopment of the Observatory as part of an overall strategy for the successful redevelopment of Slough Central, it does not form any part of this QM OPA seeking consent. A decision was taken following pre-application discussions with SBC to progress an outline planning application for the part of the Site containing the Queensmere Shopping Centre alone. Whilst there is the potential for an application for the Observatory to come forward in the future, building upon the success of the QM OPA, these two projects remain some time apart. At this stage it is only

this outline planning application for the QM that is being brought forward.

The proposed development of Slough Central is being managed by British Land (BL), who act as Development and Asset Manager. SBC, as the Local Planning Authority, is also a key stakeholder in the proposals, despite not being a major landowner. As such, regular ongoing discussions with Planning Officers at SBC have helped to shape the evolution of the proposals. The proposals for which planning permission is now sought have emerged as a result of that process.

The purpose of this document is to set out and explain the principal components of the Development Proposals which are the subject of this OPA. The QM OPA is seeking approval for the following Description of Development (hereby referred to as the 'Development Proposals'):

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 floorspace (C3 use and provision for C2 use); flexible town centre uses floor space (Use Class E and Use Class F), provision for office floorspace (Use Class E (g) (i)), supporting Sui Generis town centre uses (including a range of the following uses: pubs, wine bars, hot food

takeaway), Sui Generis leisure uses (provision for a cinema or live music venue); provision for the creation of basements, car and cycle parking (including provision for a Multi-Storey Car Park); site wide landscaping, new public realm including provision of a new town square and public spaces and associated servicing, associated infrastructure, energy generation requirements and highways works.

This document is submitted as a document for approval as part of the QM OPA. The document consists of 7 chapters and is set out in the following order:

- Chapter 1 – introduces the purpose and scope of the Development Specification Document.
- Chapter 2 - provides an overview of the current development Site.
- Chapter 3 - explains the format of the OPA and offers information on the documents to be submitted, both for approval and for illustrative purposes.
- Chapter 4 – provides an overview of the Development Zones (DZ) and how these relate to the Parameter Plans submitted for approval.
- Chapter 5 – sets out details on the PA2 Schedule of Floorspace and how this offers flexibility for the proposed uses and floorspaces across the DZs.
- Chapter 6 - describes each Parameter Plan in turn to provide an explanation of the development parameters sought for approval as part of the QM OPA.
- Chapter 7 - provides an explanation of the approach to post-planning

matters, such as conditions and Reserved Matters Applications (RMAs).

2. The Site

EXISTING BUILDINGS WITHIN THE SITE

The Site is located within Slough Town Centre and comprises a number of buildings within the red line boundary - these 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
- Existing areas of public realm

The Site extends to approximately 5ha and through the mix of buildings currently on the Site, it provides a range of retail, leisure and office facilities.

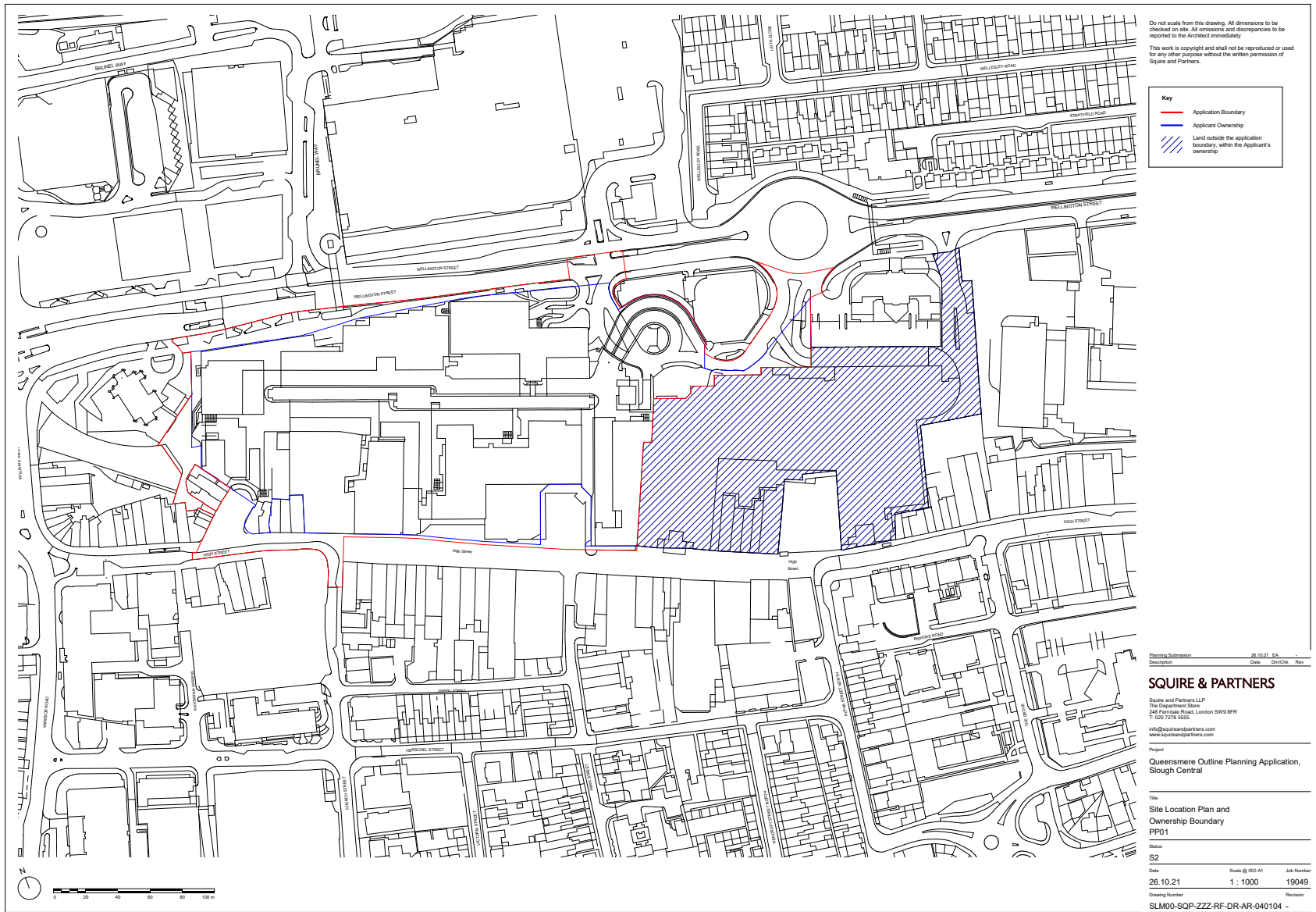
The Site is demarcated to the north by the A4 (Wellington Street) and to the south by the High Street. On the west it adjoins the Grade II Listed Church of Our Lady Immaculate and St Ethelbert

and the St Ethelbert's Presbytery. To the east, it is adjoined by the Observatory Shopping Centre

and further afield are a range of town centre buildings and retail uses.

The Observatory shopping centre is included within the wider Slough Central area but is excluded from the QM OPA and does not form part of the Site. The QM OPA has been developed so that it works both with the OBS shopping centre being retained but also to allow for the Observatory to be successfully redeveloped in the future alongside what is being proposed at Queensmere.

Figure 2.1: PP01 – Site Location Plan and Ownership Boundary



3. Format of the Outline Planning Application

OVERVIEW OF THE OPA FORMAT

This application is submitted in Outline, with all matters reserved. The QM OPA consists of a number of documents and plans and this document will confirm which documents have been submitted for approval as part of the QM OPA and which documents are submitted as supporting documents or for illustrative purposes. This document goes on to describe and explain the documents that are submitted for approval.

Outline Planning Applications are an established means of setting the principles of development on a particular site, provided that appropriate information is included for the proposed development to be assessed by the Local Planning Authority.

The diagram below provides an overview of the format of the QM OPA. This shows that only the documents for approval are submitted for determination by SBC. The EIA is submitted for consideration by SBC in the determination of the application. The illustrative and other supporting documents are not for determination, but they provide further information for illustrative or explanatory purposes.

RESERVED MATTERS

The QM OPA is submitted with all matters reserved. The list below provides an overview of what those matters are and what information is submitted for approval as part of the QM OPA, and what matters will be detailed at the RMA stage.

Access – is the accessibility to and within the Site, for vehicles, cycles and pedestrians and the position and treatment of access and circulation routes and how these fit into the surrounding access network. The QM OPA does seek approval for the location of access points to and from the highway network into the Site, but the detailed access arrangements together with the location and configuration of internal vehicular circulation is reserved for determination at the RMA stages.

Appearance – is the aspects of a building or place within the development which determine the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture. The QM OPA has reserved all matters relating to appearance, but the Design Code does contain Mandatory Rules and Design Guidelines to guide the appearance of the QM OPA Development

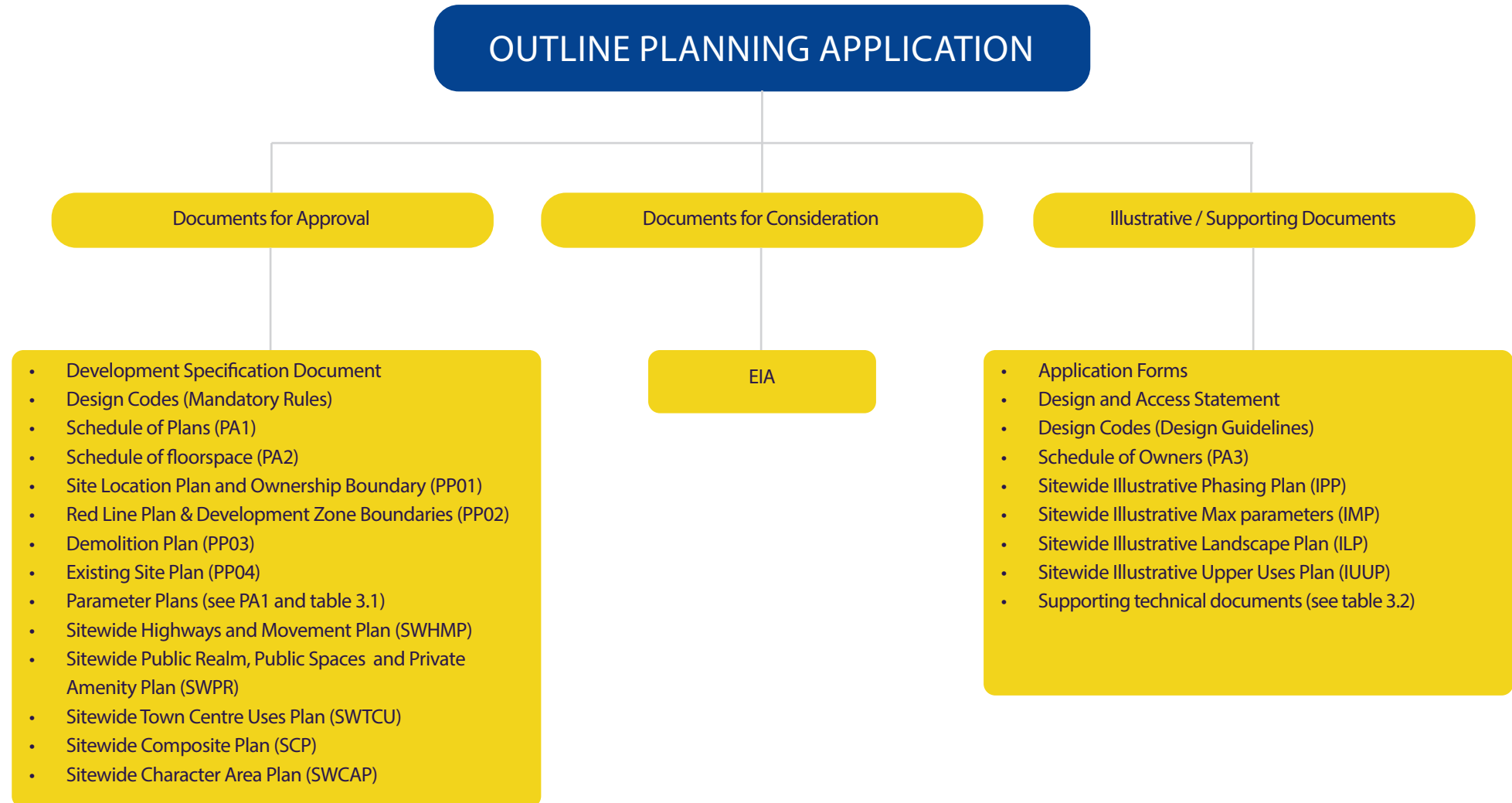
Proposals at the RMA stages. The Mandatory Rules are submitted for approval. Design Guidelines are set out for illustrative purposes only (and not for approval). These provide an approach which it is anticipated will influence aspects of design in future reserved matters applications, but which may be deviated from if there is an appropriate justification and explanation to adopting a different design approach in a future application.

Landscaping – is the treatment of land for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes: screening by fences, walls or other means; the planting of trees, hedges, shrubs or grass; the formation of banks, terraces or other earthworks; the laying out or provision of gardens, courts, squares, water features, sculpture or public art; and the provision of other amenity features. The QM OPA seeks approval of the general location of areas which could be used for landscaping, but does not seek approval for the detailed treatment of these areas. The Design Code contains Mandatory Rules and Design Guidelines to guide the landscaping of the QM OPA Development Proposals at the RMA stages.

Layout – is the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development. The QM OPA seeks approval for the Maximum Building Footprint of individual Development Zones. These Maximum Building Footprints are shown on the Parameter Plans and they mark the location within which a building or buildings could come forward. The exact locations of the buildings will be agreed at RMA stages.

Scale – is the height, width and length of each building proposed within the development in relation to its surroundings. The QM OPA seeks approval for the Maximum Building Footprint and maximum heights. This information is submitted for approval on the Parameter Plans and it provides an developable envelope which controls the maximum footprint and height within which a building or buildings could come forward within Development Zones. The Design Code contains Mandatory Rules and Design Guidelines to guide the heights and massing of the QM OPA Development Proposals at the RMA stages.

Figure 2.1: PP01 – Site Location Plan and Ownership Boundary



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DOCUMENTS FOR APPROVAL

The table below sets out further details on the documents submitted for approval. Within the table below is a reference to Town Centre Uses in the description of Parameter Plans. The definition of Town Centre Uses included in the QM OPA is a bespoke definition. This definition has been produced to provide clarity on what uses will be included in the assessment of 51% or 75% or more 'Town Centre Uses' where the Parameter Plans require

51% or 75% and above of these identified ground floor frontages to be a defined Town Centre Use. Within this bespoke definition, where capitalised, Town Centre Uses include: Class E uses (excluding offices), Class F uses (excluding primary and secondary schools, indoor or outdoor swimming pool or skating rink), Sui Generis uses (including bars, pubs, hot food takeaways and live music venue, cinema) and residential and office entrances.

Table 3.1 | Documents for approval as part of the QM OPA

Document		Description	Prepared By
Development Specification Document		This document. Sets out a description and explanation of the QM OPA.	Gerald Eve LLP
Design Codes (Mandatory Rules)		Sets the Mandatory Rules for approval, which will guide the future RMAs.	Squire & Partners
PA1	Schedule of Plans	Sets out the list of Parameter Plans submitted for approval.	Squire & Partners
PA2	Schedule of Floorspace	Sets out the existing floorspace and the proposed maximum floorspace for the whole Site for each type of land use.	British Land
Parameter Plans			
PP01	Site Location Plan and Ownership Boundary	Shows the existing Site with a red line boundary to show the extent of the QM OPA Site. A blue line boundary shows the land within the Applicant's ownership boundary, some of which sits outside the application Site.	Squire & Partners
PP02	Red Line Plan & Development Zone Boundaries	Shows the existing Site with a red line boundary to show the extent of the QM OPA Site. A dashed black line shows the DZ boundaries.	Squire & Partners
PP03	Demolition Plan	Shows the existing Site, with red hatching identifying the buildings to be demolished and an orange line identifying the highways to be demolished.	Squire & Partners

Document		Description	Prepared By
PP04	Existing Site Plan	Shows the existing Site and a red line boundary marking the boundary of the Application Site. The existing Site plan also denotes the existing AOD levels around the Site.	Squire & Partners
PPDZ1&2(A)	Development Zone 1 & 2 Parameter Plan A	Shows the proposed parameters for DZ1&2 for the maximum building footprint, maximum height AODs, balcony oversailing zones, and DZ boundary limits of deviation.	Squire & Partners
PPDZ1&2(B)	Development Zone 1 & 2 Parameter Plan B	Shows the proposed parameters for DZ1&2 for the public realm, landscape, and location of ground floor frontages which must be at or exceed 51% or 75% Town Centre Uses.	Squire & Partners
PPDZ1&2(C)	Development Zone 1 & 2 Parameter Plan C	Shows the proposed parameters for DZ1&2 for the maximum basement extents.	Squire & Partners
PPDZ3(A)	Development Zone 3 Parameter Plan A	Shows the proposed parameters for DZ3 for the maximum building footprint, maximum height AODs, balcony oversailing zones, and DZ boundary limits of deviation.	Squire & Partners
PPDZ3(B)	Development Zone 3 Parameter Plan B	Shows the proposed parameters for DZ3 for the public realm and landscape and location of ground floor frontages which must be at or exceed 51% or 75% Town Centre Uses.	Squire & Partners
PPDZ3(C)	Development Zone 3 Parameter Plan C	Shows the proposed parameters for DZ3 for the maximum basement extents.	Squire & Partners
PPDZ4(A)	Development Zone 4 Parameter Plan A	Shows the proposed parameters for DZ4 for the maximum building footprint, maximum height AODs, balcony oversailing zones, and DZ boundary limits of deviation.	Squire & Partners
PPDZ4(B)	Development Zone 4 Parameter Plan B	Shows the proposed parameters for DZ4 for the public realm and landscape and location of ground floor frontages which must be at or exceed 51% or 75% Town Centre Uses.	Squire & Partners

Document		Description	Prepared By
PPDZ4(C)	Development Zone 4 Parameter Plan C	Shows the proposed parameters for DZ4 for the maximum basement extents.	Squire & Partners
PPDZ5(A)	Development Zone 5 Parameter Plan A	Shows the proposed parameters for DZ5 for the maximum building footprint, maximum height AODs, balcony oversailing zones, and DZ boundary limits of deviation.	Squire & Partners
PPDZ5(B)	Development Zone 5 Parameter Plan B	Shows the proposed parameters for DZ5 for the public realm and landscape and location of ground floor frontages which must be at or exceed 51% or 75% Town Centre Uses.	Squire & Partners
PPDZ5(C)	Development Zone 5 Parameter Plan C	Shows the proposed parameters for DZ5 for the maximum basement extents.	Squire & Partners
PPDZ6(A)	Development Zone 6 Parameter Plan A	Shows the proposed parameters for DZ6 for the maximum building footprint, maximum height AODs, balcony oversailing zones, and DZ boundary limits of deviation.	Squire & Partners
PPDZ6(B)	Development Zone 6 Parameter Plan B	Shows the proposed parameters for DZ6 for the public realm and landscape and location of ground floor frontages which must be at or exceed 51% or 75% Town Centre Uses.	Squire & Partners
PPDZ6(C)	Development Zone 6 Parameter Plan C	Shows the proposed parameters for DZ6 for the maximum basement extents.	Squire & Partners
PPDZ6A(A)	Development Zone 6A Parameter Plan A	Shows the proposed parameters for DZ6A for potential location of a Pavilion, the maximum height, location of public realm and landscape and the potential use.	Squire & Partners
PPDZ6A(B)	Development Zone 6A Parameter Plan B	Shows the proposed parameters for DZ6A for the potential location for a nursery, the maximum height, including floor areas for footprint and outdoor provision.	Squire & Partners
PPDZWS	Development Zone WS – Wellington Street (East & West) Parameter Plan	Shows the proposed DZ boundary and the location of areas for public realm and landscape.	Squire & Partners

Document		Description	Prepared By
PPDZH1	Development Zone Highways 1	Shows the proposed DZ boundary for DZH1 and its limits of deviation. Identifies the points of access and egress between the Site and the highway.	Squire & Partners
PPDZHA	Development Zone HA Parameter Plan	Shows the proposed DZ boundary for DZHA and their limits of deviation. Identifies the points of access and egress between the Site and the highway.	Squire & Partners
PPDZHB	Development Zone HB Parameter Plan	Shows the proposed DZ boundary for DZHB and their limits of deviation. Identifies the points of access and egress between the Site and the highway.	Squire & Partners
Sitewide Plans			
SWHMP	Sitewide Highways and Movement Plan	Shows the QM OPA Site with the hierarchy of highways and pedestrian movements identified.	Squire & Partners
SWPR	Sitewide Public Realm, Public Spaces and Private Amenity Plan	Show the OM OPA Site with the areas of public realm and public spaces named and identified. Also identifies the indicative locations of private amenity space.	Squire & Partners
SWTCU	Sitewide Town Centre Uses Plan	Shows the QM OPA Site with the maximum building footprint identified and red hatching is used to show the frontages which must be predominantly town centre ground floor uses.	Squire & Partners
SWCP	Sitewide Composite Plan	Shows the QM OPA Site with the DZ boundaries, maximum heights and Maximum Building Footprints, areas of public realm and Town Centre Use frontages. Also shows the Town Centre Use frontages which must be at or exceed 51% (as indicated in orange) or 75% (as indicated in red) Town Centre Uses.	Squire & Partners
SWCAP	Sitewide Character Area Plan	Designates the character areas across the QM OPA masterplan Site.	Squire & Partners

DOCUMENTS FOR SUPPORTING AND ILLUSTRATIVE PURPOSES

The table below sets out further details on the documents submitted for in support, or for illustrative purposes, as part of the QM OPA.

Table 3.2 | Documents for supporting and illustrative purposes only as part of the QM OPA (not for approval)

Document		Description	Prepared By
Illustrative Plans			
IPP	Sitewide Indicative Phasing Plan	Shows the QM OPA Site with areas identified for an indicative phasing strategy.	Squire & Partners
IMP	Sitewide Illustrative Max Parameters	Shows a 3D model of the maximum parameters of the QM OPA. This shows the height and massing of the Development Zones, with maximum AOD heights annotated on the model.	Squire & Partners
ILP	Sitewide Illustrative Landscape Plan	Shows the illustrative sitewide landscape proposals which could come forward as part of the QM OPA.	Gillespies
IUUP	Sitewide Illustrative Upper Uses Plan	Identifies the typical uses at upper levels across the QM OPA masterplan Site.	Squire & Partners
Environmental Impact Assessment and Chapters			
Volume 1 – Main Text			
Chapter 1 – Introduction		Provides an overview of the EIA and the format of the document.	Waterman
Chapter 2 – EIA Methodology		Provides a description of the methodology followed in preparing the EIA.	Waterman
Chapter 3 – Existing Land Use and Activities		Provides a description of the Site, existing land-use activities and surroundings.	Waterman
Chapter 4 – Alternatives and Design Evolution		Provides a description of the reasonable alternatives studied by the Applicant, which are relevant to the Development Proposals and its specific characteristics, and an indication of the main reasons for the option chosen, taking into account the effects of the Development on the environment.	Waterman

Document	Description	Prepared By
Chapter 5 – The Development	Provides an overview of the nature, extent and justification for the Development Proposals.	Waterman
Chapter 6 – Development Programme, Demolition and Construction	Provides information on the demolition and construction process for the Development Proposals.	Waterman
Chapter 7 – Socio-Economics	Assesses the likely significant effects of the QM OPA Development Proposals in relation to socio economics.	Turley
Chapter 8 – Transport and Access	Assesses the likely significant effects of the QM OPA in relation to transport and highways.	WSP
Chapter 9 – Air Quality	Assesses the likely significant effects of the QM OPA in relation to in relation to air quality.	Hoare Lea
Chapter 10 – Greenhouse Gas and Climate Change	Assesses the likely significant effects of the QM OPA in relation to greenhouse gas and climate change.	Hoare Lea
Chapter 11 – Noise and Vibration	Assesses the likely significant effects of the QM OPA in relation to noise and vibration.	Hoare Lea
Chapter 12 – Daylight, Sunlight and Overshadowing	Assesses the likely significant effects of the QM OPA in relation to daylight, sunlight and overshadowing.	GIA
Chapter 13 – Wind Microclimate	Assesses the likely significant effects of the QM OPA in relation to wind and microclimate.	Arup
Chapter 14 – Built Heritage	Assesses the likely significant effects of the QM OPA in relation to built heritage.	Turley
Chapter 15 – Ground Conditions and Contamination	Assesses the likely significant effects of the QM OPA in relation to ground conditions and contamination.	Arup

Document	Description	Prepared By
Chapter 16 – Cumulative Effects	Provides a description of the likely significant effects of the Development Proposals on the environment resulting from the cumulation of effects with other existing and/or approved projects, taking into account any existing environmental problems relating to areas of particular environmental importance likely to be affected or the use of natural resources.	Waterman
Chapter 17 – Next Steps	Provides a summary of the mitigation, monitoring and enhancement measures identified in Chapters 7 to 16.	Waterman
Volume 2 – Figures	Presents the corresponding figures for each of the chapters in Volume 1.	Waterman
Volume 3 – Townscape and Visual Impact Assessment	Assesses the townscape and visual impact of the QM OPA Development Proposals.	Turley
Volume 4 - Appendices	Presents the corresponding appendices for each of the chapters in Volume 1.	Waterman
Other supporting technical documents		
Application Form, Certificates and Notices	Provides the completed application form and associated Certificate.	Iceni Projects
Schedule of Owners (PA3)	Sets out the list of owners within the red line boundary, who have been served Notice under Certificate C.	British Land
Design and Access Statement (including Illustrative Scheme and Landscape Strategy)	Sets out the context of the Site and the overall vision for Slough Central and the QM OPA.	Squire & Partners
Design Codes (Design Guidelines)	Sets the non-mandatory Design Guidelines to guide future RMAs.	Squire & Partners
Arboricultural Impact Assessment	Assesses the Arboricultural impact of the QM OPA Development Proposals.	Waterman
Archaeological Assessment	Assesses the archaeological impact of the QM OPA Development Proposals.	Waterman

Document	Description	Prepared By
Biodiversity Net Gain Report	Assesses the potential of the QM OPA to provide biodiversity net gains.	Waterman
Built Heritage Statement	Assesses the impact of the QM OPA Development Proposals on the built heritage.	Turley
Original Cover Letter	Provides an overview of the submission package for the QM OPA and confirms payment of fees.	Iceni Projects
Amendments Cover Letter	Provides an overview of the proposed amendments to the QM OPA submitted in support of the revised material.	Gerald Eve LLP
Daylight, Sunlight and Overshadowing	Assesses the daylight, sunlight, and overshadowing potential of the future residential units of the QM OPA.	GIA
Drainage Strategy	Sets out the proposed drainage strategy which could come forward as part of the QM OPA.	Arup
Environmental Statement – Non-Technical Summary	This Non-Technical Summary provides a summary of the findings of the EIA in non-technical language.	Waterman
Fire Statement	Provides an overview of how aspects of fire safety could be addressed as part of the Development Proposals.	Hoare Lea
Flood Risk Assessment	Assesses the flood risk associated with the QM OPA.	Arup
Future Proofing a Phased Redevelopment of Slough Central	Provides an overview of the comprehensive development potential of Slough Central and the approach to phased development, starting with the QM OPA.	Iceni Projects
Habitat Regulation Assessment	Assesses the potential impact of the QM OPA Development Proposals on specific European habitat sites.	Waterman

Document	Description	Prepared By
Health Impact Assessment	Assesses the potential health impact of the QM OPA Development Proposals and provides an overview of the health benefits which could be provided by the Development Proposals.	Iceni Projects
Indicative Delivery and Servicing Plan	Sets out an indicative strategy for how delivery and servicing could be managed on the Site.	WSP / British Land
Indicative Construction Logistics Plan	Sets out an indicative strategy for how construction logistics could be managed on the Site during construction.	WSP / British Land
Indicative Meanwhile Use Note	Sets out an indicative strategy for the introduction of meanwhile uses on the Site during the construction of the development.	British Land
Indicative Sustainability and Energy Statement	Sets out the sustainability and energy strategy which could be incorporated into the QM OPA.	Hoare Lea
Needs Assessment	Assesses the local housing need in SBC and provides an assessment of how the QM OPA helps to meet these housing needs. Also provides consideration of local employment need.	Turley
Planning Statement (including Retail Statement)	Provides an overview of the Site and the proposed development, as well as a detailed consideration of relevant planning policies to show how the QM OPA will meet SBC policy objectives.	Gerald Eve LLP
Post-Submission Engagement Overview	Summarises the community and stakeholder engagement activities undertaken following the submission of the outline planning application for the Queensmere Shopping Centre (P/19689/000)	Kanda
Preliminary Ecology Assessment	Assesses the ecological impact of the QM OPA Development Proposals.	Waterman

Document	Description	Prepared By
Statement of Community Involvement	Provides an overview of the community and public engagement which has been undertaken as part of the pre-application process for the QM OPA.	Kanda
Transport Assessment	Provides an assessment of the Transport impacts of the QM OPA.	WSP
Utilities Statement	Provides an overview on the potential approach to be taken to utilities in the QM OPA.	Hoare Lea
Section 106 Topic Areas	Identifies the anticipated topic areas where a Section 106 planning obligation may be sought by SBC.	British Land

4. Overview of Development Zones and Parameter Plans

This chapter provides an overview of the approach taken to Development Zones across the QM OPA Site and how these relate to the Parameter Plans, submitted for approval. The QM OPA sets out the fundamental principles in relation to the development of the QM Site, including the maximum parameters for future development. Further details, consistent with these fundamental principles, will be provided through future RMAs.

QM OPA DEVELOPMENT ZONES

As part of this QM OPA, the Site has been split into a series of Development Zones – 1 & 2, 3, 4, 5, 6, 6A, Wellington Street (East & West), Highways Zone 1, Highways Zone A and Highways Zone B. The Red Line Plan (PP02), submitted for approval as part of this OPA, shows where the Development Zones are located across the Site – this can be seen on the next page.

DZ1&2 are shown on the same Parameter Plan. All other DZs are shown individually. Three Parameter Plans - A, B and C - have been prepared for DZ1&2, DZ3, DZ4 and DZ5. For these Development Zones, the 'A' plans show maximum heights (AOD), Maximum Building Footprints, Balcony Oversailing Zones, the DZ boundary Limits of

Deviation and information on basement areas. The 'B' plans show the ground floor frontages which must be at least 51% or 75% Town Centre Uses, as well as the location of areas for public realm and landscaping. The 'C' plans show the maximum basement extents for each Development Zone. More information on what is included on each Parameter Plan is provided in the next sub-section. DZ6, DZ Wellington Street and the three Highways DZs have just one Parameter Plan. DZ6A has two Parameter Plans (A & B) providing the option for an urban park or a nursery in this location.

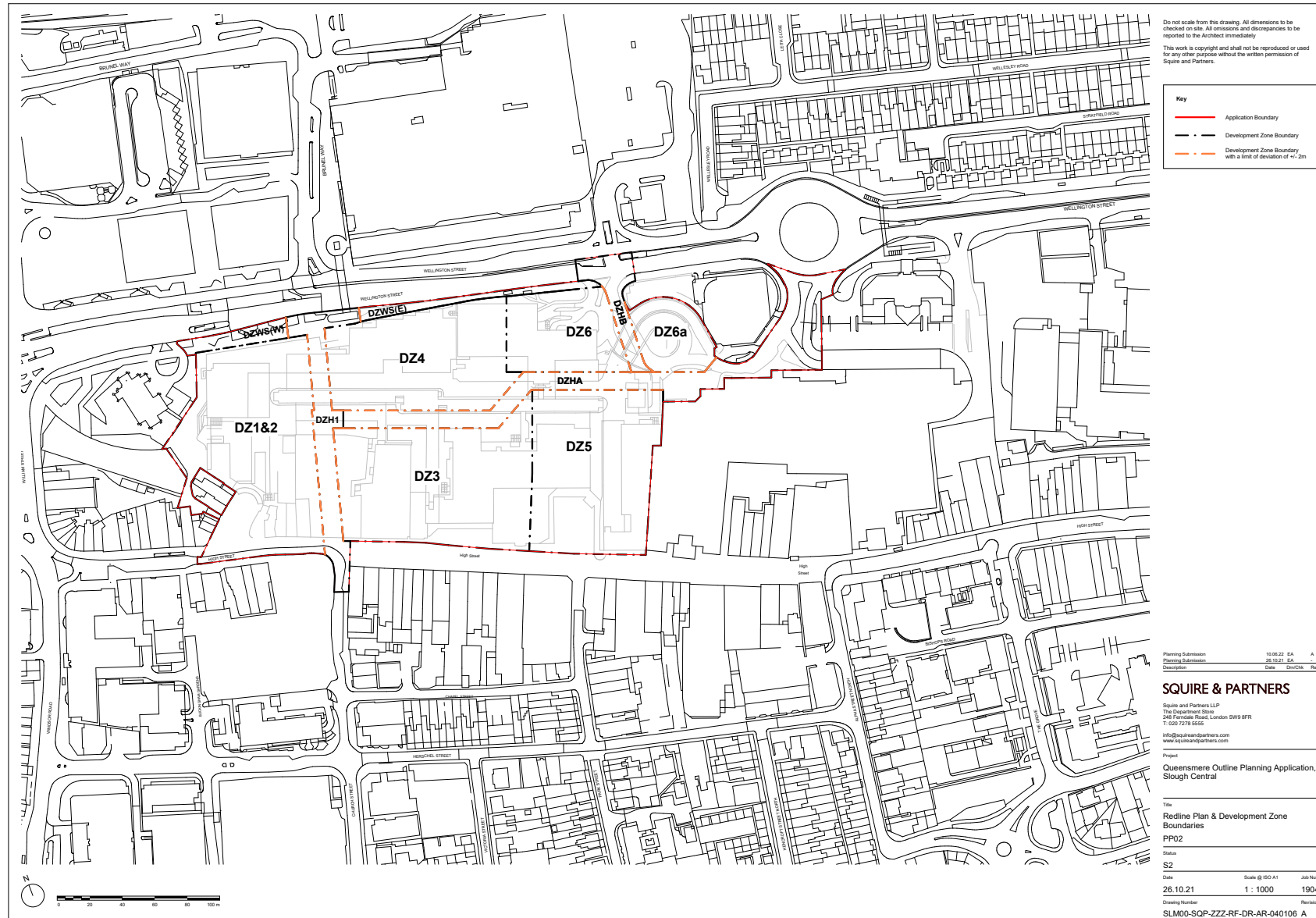
HIGHWAY DEVELOPMENT ZONES

There are three Highway DZs which run through the Site: DZH1, DZHA and DZHB. In order to allow flexibility for highways solutions at RMA stages, the Highways DZs have been shown on the Parameter Plans with a Limit of Deviation of +/- 2m to specific boundaries within the DZ. This is shown on the eastern and western sides of DZH1, northern and southern sides of DZHA and on the western and eastern side of DZHB. As these DZs are immediately adjacent to other DZs (namely DZ3, DZ4, DZ5, DZ6 and DZ6a), this Limit of Deviation crosses into the boundaries of these other DZs. Further details on this approach are given in the description of each Parameter Plan in Chapter 6.

DZ FLOORSPACES

The PA2 Schedule of Floorspace sets out the site wide range of uses and the floorspace for each use. It is submitted for approval and controls the overall site wide QM OPA floorspace (Appendix A1). Chapter 5 provides an overview of the flexibility sought in the QM OPA and provides a breakdown of the uses proposed within individual DZs. This flexibility will be explained further in Chapter 5. Chapter 6 then provides a description of each Parameter Plan. The site wide schedule of floorspace PA2 and the parameters set out in Chapters 5 and 6 for each DZ establish the principles of the Development Proposals and are the subject of the Environmental Impact Assessment which accompanies the OPA.

PP02 – Red Line Plan & Development Zone Boundaries



Development Zone Parameter Plans

As set out earlier in this chapter, DZ1&2, DZ3, DZ4 and DZ5 each have three Parameter Plans which set out parameters for approval as part of the OPA. The 'A' plans address matters such as maximum heights (AOD), Maximum Building Footprints, Balcony Oversailing Zones, DZ boundary Limits of Deviation. The 'B' plans address the ground floor frontages which must be at or exceed 51% or 75% Town Centre Uses, and the location of public realm and landscaping. The 'C' plans provide the maximum basement extents. DZ1&2, DZ3, DZ4, DZ5 and DZ6 all have an A, B and C plan. DZ6A has an A and B plan. Each sub-section below describes each element shown on the Parameter Plans. Table 4.1 below provides an overview of the information shown on each Parameter Plan type.

Table 4.1 | Information shown on the Parameter Plans

Parameter Plan Type	Parameter Plan Includes
A	Proposed Maximum Parameter AOD Heights (and height differentials)
	Maximum Building Footprint (above ground)
	Balcony Oversailing Zones
	DZ Boundary Limits of Deviation
	Information on Basement Areas

Parameter Plan Type	Parameter Plan Includes
B	Areas of public realm
	Areas for landscaping
	Ground floor frontages which must be at or exceed 51% or 75% Town Centre Uses
C	Maximum Building Footprint (above ground)
	Maximum Basement Extents Coverage (20%, 50% or 100% where applicable)

MAXIMUM BUILDING HEIGHTS

Each Parameter Plan A sets the Maximum Building Heights. Together with the Maximum Building Footprint described below, this creates a maximum envelope for each Development Zone within which a building or buildings could be delivered (a "Development Block"). The heights are expressed as levels Above Ordnance Datum (AOD) and they are shown on the plans as a dark red line marking the location of the height and a red number annotated on the plans expressing the AOD height. In some cases, the Parameter Plans denote different maximum heights across the relevant Development Zone. This allows for height differentials within Development Zones across a Development Block or Blocks. Where this occurs, the maximum heights are specified for each relevant part of the Development Zone.

MAXIMUM BUILDING FOOTPRINT

Each Parameter Plan A sets the Maximum Building Footprint proposed

for each Development Zone. The building footprint (shown in dark blue on the parameter plans) identifies the maximum developable areas for the Development Zones. The building footprint cannot extend beyond the Maximum Building Footprints shown on the Parameter Plans.

BALCONY OVERSAILING ZONES

In some areas on Parameter Plan A there are Balcony Oversailing Zones that sit outside of the Maximum Building Footprints. This is to allow for balconies to potentially be located in these Balcony Oversailing Zones outside of the envelope of the Maximum Building Footprints. Details of which are provided in the Design Code document. These are indicated on the Parameter Plans by a green shaded area.

Balconies are also permitted in areas where green Balcony Oversailing Zones are not shown, but such balconies would have to be located within the Maximum Building Footprint of that Development Block and Development Zone.

DZ LIMITS OF DEVIATION

On Parameter Plan A, on certain parts of the Development Zone boundary, an orange dashed line is used, instead of a black dashed line. This orange dashed line identifies the section of the Development Zone boundary where a limit of deviation applies. This is located on a part of the Development Zone boundary which adjoins one of the Highways DZs. This Limit of Deviation allows flexibility for the Highways DZs to be increased or decreased in size (+/- 2m), therefore allowing more or less space if required for detailed design of the highways zone at RMA stage(s). The Limit of Deviation therefore also applies to the corresponding Development Zone boundaries which adjoin the Highway DZs.

BASEMENT AREAS

On Parameter Plan C, information is provided about the approach taken to the provision of basements for each DZ. An explanation is given on each Parameter Plan in black text within the key, describing the percentage of basement coverage within the Maximum Building Footprint basements could come forward in each DZ or Development Block. In each case, the proportion relates to the area directly beneath the Maximum Building Footprint and basements would be no more than 5m below the lowest finished floor level per DZ.

TOWN CENTRE USES

The definition of Town Centre Uses included in the QM OPA is a bespoke definition. This definition has been produced to provide clarity on what uses will be included in the assessment of 51% or 75% or more 'Town Centre Uses' where the Parameter Plans require 51% or 75% and above of these identified ground floor frontages to be a defined Town Centre Use. Within this bespoke definition, where capitalised, Town Centre Uses include: Class E uses (excluding offices), Class F uses (excluding primary and secondary schools, indoor or outdoor swimming pool or skating rink), Sui Generis uses (including bars, pubs, hot food takeaways and live music venue, cinema) and residential and office entrances. For the Sui-Generis uses (pub / bar / hot food takeaway) – this category of floorspace includes the ability to deliver uses as a public house, wine bar or drinking establishment, as a drinking establishment with expanded food provision, and as a hot food takeaway for the sale of hot food where consumption of that food is mostly undertaken off premises.

Each Parameter Plan B indicates the ground floor frontages where uses from within the range of Town Centre Uses must be at or exceed 51%

or 75% of that frontage. This is identified on the Parameter Plans as red (75%) and orange (51%+) solid lines along the Maximum Building Footprint. Frontages which do not have this identified can still include Town Centre Uses. Identifying these specific locations on the plans means that these identified areas must have 51% or 75% or more of their frontage provided as Town Centre Uses, as defined above.

LOCATION OF PUBLIC REALM AND LANDSCAPING

The location of the areas of public realm are also identified on Parameter Plan B. These are identified on the plans using a blue text within a blue circle. Each blue circle contains a unique combination of letters and numbers (e.g. L3 in PPDZ1&2B) which corresponds with a specific area of public realm or landscaping, for which more information is given in the Design Code Document and the DAS.

Highways and Wellington Street Parameter Plans

WELLINGTON STREET (EAST & WEST) PARAMETER PLAN

This Development Zone does not propose any building footprints for the development of buildings but maintains its own parameters to ensure that there are sufficient controls to allow the perimeter of the Site to respond to edge conditions. It contains reference to areas of public realm through the use of the blue circles notation which corresponds with a specific area of public realm or landscaping, for which more information is given in the Design Code Document and the DAS.

This Development Zone area has been split in two by the new proposed Highway Zone 1, set out below. A dashed orange line shows the Limit of Deviation of +/- 2m on the eastern and western edge of DZH1. This shows that the edge of DZH1 could extend up to 2 metres into the neighbouring DZWS.

HIGHWAY ZONE 1

This Highway Development Zone is designed to allow for implementation of access, servicing and connectivity needs off Wellington Street and

running south through the Site between DZ1&2 and DZ3/DZ4. It allows space for pedestrian, cyclist and vehicular movement through the Site.

This Highways Development Zone has Limits of Deviation of +/- 2m shown on the plans using a dashed orange line. This orange dashed line identifies the section of the Development Zone boundary where a limit of deviation applies. This will be located on a part of the Development Zone boundary which adjoins one of the Highways DZs. This Limit of Deviation allows flexibility for the Highways DZs to be increased or decreased in size (+/- 2m), therefore allowing more or less space if required for highways works at RMA stages. The Limit of Deviation therefore also applies to the corresponding Development Zone boundaries which adjoin the Highway DZs.

HIGHWAY ZONE A AND B

These two Highway Development Zones are designed to allow for implementation of access, servicing and connectivity needs. Both allow space for pedestrian, cyclist and vehicular movement through the Site and identify areas which could be used as public realm, to provide space between the roads and the buildings.

These Highways Development Zones have Limits of Deviation of +/- 2m shown on the plans using a dashed orange line. This orange dashed line identifies the section of the Development Zone boundary where a limit of deviation applies. This will be located on a part of the Development Zone boundary which adjoins one of the Highways DZs. This Limit of Deviation allows flexibility for the Highways DZs to be increased or decreased in size (+/- 2m), therefore allowing more or less space if required for highways works at RMA stages. The Limit of Deviation therefore also applies to the corresponding Development Zone boundaries which adjoin the Highway DZs.

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Parameter Plans for Approval

The table below sets out the full list of Development Zone Parameter Plans which have been submitted for approval as part of the QM OPA.

Table 4.1 | Parameter Plans for Approval

Parameter Plan Reference	Parameter Plan Title
Site Wide Parameter Plan	
PP01	Site Location Plan and Ownership Boundary
PP02	Red Line Plan & Development Zone Boundaries
PP03	Demolition Plan
PP04	Existing Site Plan
Development Zone Parameter Plan	
PPDZ1 &2 (A)	Development Zone 1 & 2 Parameter Plan A
PPDZ1 &2 (B)	Development Zone 1 & 2 Parameter Plan B
PPDZ1 &2 (C)	Development Zone 1 & 2 Parameter Plan C
PPDZ3 (A)	Development Zone 3 Parameter Plan A
PPDZ3 (B)	Development Zone 3 Parameter Plan B
PPDZ3 (C)	Development Zone 3 Parameter Plan C
PPDZ4 (A)	Development Zone 4 Parameter Plan A
PPDZ4 (B)	Development Zone 4 Parameter Plan B
PPDZ4 (C)	Development Zone 4 Parameter Plan C

Parameter Plan Reference	Parameter Plan Title
PPDZ5 (A)	Development Zone 5 Parameter Plan A
PPDZ5 (B)	Development Zone 5 Parameter Plan B
PPDZ5 (C)	Development Zone 5 Parameter Plan C
PPDZ6 (A)	Development Zone 6 Parameter Plan A
PPDZ6A (A)	Development Zone 6A Parameter Plan A ¹
PPDZ6A (B)	Development Zone 6A Parameter Plan B ²
Development Zone Parameter Plan (no buildings)	
PPDZWS	Development Zone WS – Wellington Street (East & West) Parameter Plan
PPDZH1	Development Zone H1 Parameter Plan
PPDZHA	Development Zone HA Parameter Plan
PPDZHB	Development Zone HB Parameter Plan
Sitewide Plans	
SWHMP	Sitewide Highways and Movement Plan
SWPR	Sitewide Public Realm and Public Spaces Plan
SWTCU	Sitewide Town Centre Uses Plan
SWCP	Sitewide Composite Plan
SWCAP	Sitewide Character Area Plan

1 PPDZ6A(A) is interchangeable with PPDZ6A(B) i.e. they are options for PPDZ6A and only one of the two parameter plans will be delivered on site (not both).

2 PPDZ6A(A) is interchangeable with PPDZ6A(B) i.e. they are options for PPDZ6A and only one of the two parameter plans will be delivered on site (not both).

ILLUSTRATIVE PLANS

As well as the Development Zone Parameter Plans, the QM OPA is also accompanied by a range of Sitewide Illustrative Plans. These plans are not for approval, but are submitted to illustrate how each individual Parameter Plan could come together and be developed across the Site. The full list of the Sitewide Illustrative Plans is shown in table 4.3

A number of these Sitewide Illustrative Plans include the same information as shown on the individual Development Zone Parameter Plans submitted for approval, but the Sitewide Illustrative Plans show it on a sitewide basis. These include:

- Sitewide Illustrative Max Parameters (IMP)
- Sitewide Illustrative Landscape Plan (ILP)
- Sitewide Illustrative Upper Uses Plan (IUUP)

The Sitewide Indicative Phasing Plan (IPP) provides an indication of the likely phasing of the Development Proposals across the Site. More information on the phasing strategy will be agreed at RMA stages.

The table below sets out the full list of Sitewide Illustrative Plans which have been submitted in support of the QM OPA.

Table 4.3 | Illustrative Plans (not for approval)

Illustrative Plan Reference	Plan Title
IIPP	Sitewide Indicative Phasing Plan
IMP	Sitewide Illustrative Max Parameters
ILP	Sitewide Illustrative Landscape Plan
IUUP	Sitewide Illustrative Upper Uses Plan

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5. Land Uses, Floorspace and Flexibility

The QM OPA is an Outline Planning Application with all matters reserved (see full list of reserved matters in Chapter 3). The purpose of this chapter is to describe the Development Proposals, the associated uses and floorspaces, and the flexibility that is sought for these. This chapter will start by providing an overview of this approach, before going on to describe the approach taken to each individual DZ.

OVERVIEW OF APPROACH TO LAND USES, FLOORSPACE AND FLEXIBILITY

The QM OPA Description of Development provides an overview of the Development Proposals and sets out the uses which could come forward. This Description of Development is reiterated below.

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 floorspace (C3 use and provision for C2 use); flexible town centre uses floor space (Use Class E and Use Class F), provision for office floorspace (Use Class E (g) (i)), supporting Sui Generis town centre uses (including a range of the following uses: pubs, wine bars, hot food takeaway), Sui Generis leisure uses (provision for a cinema or live music venue); provision for the creation of basements, car and cycle parking (including provision for a Multi-Storey Car Park); site wide landscaping, new public realm including provision of a new town square and public spaces and associated servicing, associated infrastructure, energy generation requirements and highways works.

Whilst the Description of Development provides an overview of the Development Proposals, this Development Specification Document, alongside the Parameter Plans, the PA2 Schedule of Floorspace, the Design Codes (Mandatory Rules) and the sitewide plans for approval are the only documents submitted for approval as part of the QM OPA.

THE QM OPA APPROACH TO FLEXIBILITY

As previously stated, the QM OPA is comprised of a series of individual Development Zones, each of which is subject to maximum parameters identified on associated Parameter Plans. For each Development Zone, Parameter Plans set Maximum Building Heights, together with a Maximum Building Footprint. This creates a maximum envelope for each Development Zone within which a building or buildings could be delivered (“Development Block(s”).

A Schedule of Floorspace (PA2) sets out a site wide maximum limit for each of the land uses proposed in the QM OPA. In addition to this site wide maximum floorspace limit, this DSD provides maximum limits for the different land uses that might be delivered in each Development Zone. DZ1&2 are shown on a combined Parameter Plan, with a combined floorspace allowance in the DSD, and contains four individual Development Blocks. Where an individual Development Zone contains more than one Development Block the maximum floorspace limits in this DSD relate to the Development Zone as a whole, rather than an individual Development Block and so could be drawn down across those Development Blocks.

The maximum parameters of all of the Development Zones, and the maximum amounts of floorspace set out for each Development Zone in the DSD could not all be built out in full due to the site wide limitation of floor area in PA2, for which approval is sought. The QM OPA therefore seeks flexibility to draw from the site wide Schedule of Floorspace (PA2) to provide a range of land uses across the different Development Zones, such that the location and type of certain land uses to be delivered across the different Development Zones remains flexible at the outline application stage.

The precise quantum of each land use to be delivered per Development Zone will be secured at Reserved Matters Application stage on a phased/ Development Zone basis and will need to be in accordance with the PA2 schedule and Development Zone floorspace schedules in this DSD.

In addition, to the Parameter Plans, PA2 and the DSD, a series of key design principles are set out as Mandatory Rules for approval in the Design Codes. Together the Parameter Plans, PA2, DSD, Mandatory Rules within the Design Codes and sitewide plans for approval provide a framework that informs and controls all future reserved matters applications for each Development Zone. These parameters, the PA2 site wide schedule of floorspace and the proposed flexibility as set out below establish the principles of the Development Proposals and have been considered as part of the Environmental Impact Assessment which accompanies the OPA.

The PA2 Schedule of Floorspace is shown in Table 5.1.

Table 5.1 | PA2 Schedule of Floorspace

Use Class	Type of Use	Existing Floorspace (sqm)			Proposed Floorspace (sqm)	
		Existing Gross Internal Floorspace	Existing Gross External Floorspace	Gross External Floorspace to be Lost	Total Gross New External Floorspace Proposed	Net Additional Gross External Floorspace Following Development
Use Class C3 / C2	Residential	1,908 sqm	2,124 sqm	2,124 sqm	0 - 140,800 sqm (up to 1600 units)	0 - 138,676 sqm
Use Class E (g)(i) (above Ground level)	Office Space	5,941 sqm	6,458 sqm	6,458 sqm	0 - 40,000 sqm	0 - 33,542 sqm
Use Class E and Use Class F	Town centre uses	42,659 sqm	47,783 sqm	47,783 sqm	5,500 - 12,000 sqm	Reduction of between -42,283 sqm to -35,783 sqm
Sui Generis	Pub / Bar / Hot food take away	2,469 sqm	2,797 sqm	2,797 sqm	0 - 2,250 sqm	Reduction of between -2,797 sqm to -547 sqm
Sui Generis	Cinema / Live Music Venue	6,670 sqm	6,870 sqm	6,870 sqm	0 - 1,500 sqm	Reduction of between -6,870 sqm to -5,370 sqm
Car Parking	Potential to be provided within the building as sandwich parking / basement parking / in a MSCP on DZ6.	575 spaces	N/A	N/A	685 spaces	Increase in 110 spaces
Basement areas	Potential to include car parking, cycle parking, plant and supporting infrastructure.	6,593 sqm	6,791 sqm	6,791 sqm	0 - 24,355 sqm	0 - 17,564 sqm

PA2 FOOTNOTES

1. *Class E and F will exclude F1(a) provision of education or F2(d) indoor or outdoor swimming pool or skating rink. Acceptable uses under Class E and F include the following. Note Class E(g)(i) offices is excluded as this is identified separately on the PA2 schedule:*
 - ii. *Class E (a) display or retail sale of goods, other than hot food.*
 - iii. *Class E (b) Sale of food and drink for consumption (mostly) on the premises.*
 - iv. *Class E (c) provision of financial services, professional services and other appropriate services in a commercial, business or service locality.*
 - v. *Class E (d) Indoor sport, recreation and fitness.*
 - vi. *Class E (e) provision of medical or health services.*
 - vii. *Class E (f) Creche, day nursery or day centre.*
 - viii. *Class E (g) Uses carried out in a residential area without detriment to its amenity.*
 - ix. *Class E (g) (ii) Research and Development of products or processes.*
 - x. *Class E (g) (iii) Industrial processes.*
 - xi. *Class F1 (a) Provision of Education (Note - we propose to exclude primary or secondary schools).*
 - xii. *Class F1 (b) Display of works of art.*
 - xiii. *Class F1 (c) Museums.*
 - xiv. *Class F1 (d) public libraries.*

- xv. *Class F1 (f) public worship or religious instruction.*
 - xvi. *Class F1 (g) law courts.*
 - xvii. *Class F2 (a) shops.*
 - xviii. *Class F2 (b) Halls or meeting places for local community.*
 - xix. *Class F2 (c) areas or places for outdoor sports.*
2. *Flexibility sought for either / or neither live music venue or cinema.*
 3. *Flexibility sought for up to 1,600 residential units which may include a small proportion of C2 units (up to a maximum of 20% C2 Use Class). The 'up to' acknowledges that a scenario may occur where no C2 accommodation is provided (i.e. 0-20%).*
 4. *Basement areas could be used for ancillary uses / plant / car parking. Basements would be no more than 5m below the lowest finished floor level per DZ.*
 5. *Residential Use GEA figures exclude associate car parking, cycle parking and plant (but this floorspace is included in the overall development total).*
 6. *Residential GEA floorspace is based on an average residential unit size of 88sqm GEA multiplied by 1,600 residential units (albeit unit sizes will clearly vary).*
 7. *The maximum car parking number (685 spaces) is policy compliant based on the maximum office scenario. In the maximum residential scenario the policy compliant maximum car parking is 550 spaces.*
 8. *Existing GEA Basement areas include basements assigned to the above ground retail units and stand alone basement areas.*
 9. *Existing GEA retail areas include basement areas assigned to the retail units (note – these are also covered in point 7 above).*
 10. *Sui-Generis (pub / bar / hot food takeaway) as detailed above – this category of floorspace includes the ability to delivery uses: as a public house, wine bar or drinking establishment, as a drinking establishment with expanded food provision, and as a hot food takeaway for the sale of hot food where consumption of that food is mostly undertaken off premises.*
 11. *Whilst the maximum floorspace cap for Class E & Class F uses is stated as 12,000 sqm (GEA) and the maximum floorspace cap for Sui Generis uses is stated as 3,750 sqm (GEA), we propose to limit the combined maximum floorspace cap across both Class E & F and Sui Generis uses to 12,000 sqm (GEA).*

PA2 SCHEDULE – FLEXIBILITY SOUGHT IN THE QM OPA

The PA2 Schedule of Floorspace indicates the ranges of floorspace for the various land uses. The QM OPA seeks flexibility as to how these land uses are allocated across the site and to individual development zones. The flexibility sought per land uses is as set out below:

Residential Uses - Residential uses are permitted within DZ1&2, DZ3, DZ4, DZ5 and DZ6. Flexibility is sought for up to 20% of residential units, site wide, to be within Use Class C2. The 'up to' acknowledges that a scenario may occur where no C2 accommodation is provided (i.e. 0-20%).

Office Use - Flexibility is sought on Development Blocks in DZ1&2 and DZ4, between office and/or residential use of the above ground floors, excluding any mezzanine levels. This flexibility is proposed to be mutually exclusive as between residential or office use within each individual Development Block in DZ1&2. That means that above ground floor in DZ1&2, excluding any mezzanine level, the land use is proposed to be either office or residential use (save that other uses from the floorspace tables might also be integrated at upper levels with either office or residential uses). The individual Development Blocks within DZ1&2 can each be considered separately. In DZ4, the use of the above ground floors, excluding any mezzanine level, is not mutually exclusive between office and residential uses. That means Development Block(s) in DZ4 can operate independently within a Development Zone as to whether they are in office or residential use or a mix on the upper floors, provided they accord with the floorspace ranges for that DZ as set out in the DSD and the overall limit on floorspace as set out in the PA2 schedule. Office entrances may also be provided at ground level.

Car Parking – Flexibility is sought as to the location of car parking site wide. DZ3, DZ4, DZ5 and DZ6 include an option for residential car parking requirements to be accommodated on site, either as sandwich parking level(s) or basement parking or a mix of the two. Car parking for DZ1&2 is not proposed to be provided within this Development Zone and could be incorporated within the allowance set out for DZ3 or DZ4 depending on which Development Zones comprise the first phase of development. Flexibility is also sought for residential car parking to be provided as a MSCP on DZ6. Should the flexible option of office use be progressed on DZ4, its car parking will be provided in a MSCP on DZ6.

Use Class E (excluding office uses) & F (excluding primary and secondary schools, indoor or outdoor swimming pool or skating rink) – Flexibility is proposed for a range of floorspace within Use Class E (excluding the office floorspace which is set out separately) and F (excluding primary and secondary schools, indoor or outdoor swimming pool or skating rink) between a minimum and maximum range. The location for these uses is not being fixed in the QM OPA, as the application allows for a floorspace range to be provided within each Development Zone; but fixed within a site wide overall maximum floorspace restriction in the PA2 schedule. Whilst it is anticipated that these uses will be spread across the different Development Zones, the QM OPA allows for flexibility in their location. It should be noted that Use Class E (excluding office uses) and F (excluding primary and secondary schools, indoor or outdoor swimming pool or skating rink) are included within the definition of Town Centre Uses in the DSD, and on the Parameter Plans which set out details of frontages which must exceed 51% or 75% of these defined Town Centre Uses. At the RMA stages there may be a situation where Town Centre Uses may need to extend into the upper floors. In these situations, the RMA will justify the use

of the upper floor for the Town Centre Use and ensure that it is consistent with the approved PA2 Schedule and the approved floorspace ranges for each DZ as set out in the rest of this Chapter.

Sui Generis uses – The QM OPA recognises that Sui Generis uses fall outside of a Use Class in the Use Classes Order and therefore are individually specified. The QM OPA does not propose to allocate specific locations for the identified Sui Generis uses. Instead, the PA2 schedule sets out the site wide floorspace limit on these uses. The Development Specification Document sets out the floorspace ranges for each Development Zone. These include an allocation for specified Sui Generis Uses. These specified sui generis uses are grouped into two categories, each of which is subject to a maximum floorspace limit:

- Sui Generis town centre uses (pubs, wine bars and hot food take away); and
- Sui Generis (live music venue/ cinema).

Together with Class E (excluding offices) and F floorspace, these two categories of Sui Generis uses are also included within the definition of Town Centre Uses set out in the DSD.

Basement Areas – Flexibility is also sought in the QM OPA on the potential to provide basement areas. These are set out in PP(C) for the relevant Development Zones. For DZ3, 4, 5 and 6 the QM OPA applies for up to 100% of the maximum building footprint coverage to be a below ground basement. For Development Block DZ1 flexibility is sought for up to 20% of the maximum building footprint be a below ground basement. For Development Blocks DZ2a, DZ2b and DZ2c flexibility is sought for up to 50%

of the maximum building footprint be a below ground basement for each Development Block. The QM OPA confirms that the basement would be no more than 5m below the lowest finished floor level per DZ.

Table 5.2 | QM OPA Overview of Proposed Uses

Proposed Use	Floorspace Ranges for Approval (PA2)	Description / Explanation of Flexibility
Residential (Use Class C3 / C2)	0 – 140,800 sqm	<p>Residential Uses - Residential uses are permitted within DZ1&2, DZ3, DZ4, DZ5 and DZ6. Flexibility is sought for up to 20% of residential units, site wide, to be within Use Class C2. The 'up to' acknowledges that a scenario may occur where no C2 accommodation is provided (i.e. 0-20%).</p> <p>A proportion of affordable housing will be provided by the Development Proposals.</p>
Office (Use Class E(g)(ii))	0 – 40,000 sqm	<p>Office Use - Flexibility is sought on Development Blocks in DZ1&2 and DZ4, between office and/or residential use of the above ground floors, excluding any mezzanine levels. This flexibility is proposed to be mutually exclusive as between residential or office use within each individual Development Block in DZ1&2. That means that above ground floor in DZ1&2, excluding any mezzanine level, the land use is proposed to be either office or residential use (save that other uses from the floorspace tables might also be integrated at upper levels with office or residential uses).</p> <p>The individual Development Blocks within DZ1&2 can each be considered separately. In DZ4, the use of the above ground floors, excluding any mezzanine level, is not mutually exclusive between office and residential uses. That means Development Block(s) in DZ4 can operate independently within a Development Zone as to whether they are in office or residential use or a mix on the upper floors, provided they accord with the floorspace ranges for that DZ as set out in the DSD and the overall limit on floorspace as set out in the PA2 schedule. Office entrances may also be provided at ground level (this is accounted for within this office floorspace range).</p> <p>The reference to 0 sqm in the floorspace range acknowledges that there might a scenario where no office floorspace is delivered.</p>

Proposed Use	Floorspace Ranges for Approval (PA2)	Description / Explanation of Flexibility
Use Class E (excluding office) and F (excluding primary and secondary schools, indoor or outdoor swimming pool or skating rink)	5,500 – 12,000 sqm	<p>Use Class E (excluding office uses) & F (excluding primary and secondary schools, indoor or outdoor swimming pool or skating rink) – Flexibility is proposed for a range of floorspace within Use Class E (excluding the office floorspace which is set out separately) and F (excluding primary and secondary schools, indoor or outdoor swimming pool or skating rink) between a minimum and maximum range. The location for these uses is not being fixed in the QM OPA, as the application allows for a range to be provided within each Development Zone; but fixed within a site wide overall maximum floorspace restriction in PA2.</p> <p>Whilst it is anticipated that these uses will be spread across the different Development Zones, the QM OPA allows for flexibility in their location. It should be noted that Use Class E (excluding office uses) and F (excluding primary and secondary schools, indoor or outdoor swimming pool or skating rink) are included within the definition of Town Centre Uses in the DSD, and on the Parameter Plans which set out details of frontages which must exceed 51% or 75% of these defined Town Centre Uses.</p> <p>At the RMA stages there may be a situation where Town Centre Uses may need to extend into the upper floors. In these situations, the RMA will justify the use of the upper floor for the Town Centre Use and ensure that it is consistent with the approved Schedule of Floorspace (PA2) and the approved floorspace ranges for each DZ.</p> <p>Whilst the maximum floorspace cap for Class E & Class F uses is stated as 12,000 sqm (GEA) (and the maximum floorspace cap for Sui Generis uses is stated as 3,750 sqm (GEA)), we propose to limit the combined maximum floorspace cap across both Class E & F and Sui Generis uses to 12,000 sqm (GEA).</p>

Proposed Use	Floorspace Ranges for Approval (PA2)	Description / Explanation of Flexibility
Live music venue / cinema (Sui Generis)	0 – 1,500 sqm	<p>Sui Generis uses – The QM OPA recognises that Sui Generis uses fall outside of a Use Class in the Use Classes Order and therefore are individually specified. The QM OPA does not propose to allocate specific locations for the identified Sui Generis uses. Instead, the PA2 schedule sets out the sitewide floorspace limit on these uses. The Development Specification Document sets out the floorspace ranges for each Development Zone. These include an allocation for specified Sui Generis Uses. These specified Sui Generis uses are grouped into two categories each of which is subject to a maximum floorspace limit:</p> <ul style="list-style-type: none"> ● Sui Generis town centre uses (pubs, wine bars and hot food take away); and ● Sui Generis (live music venue/ cinema). <p>Between 0 – 1,500 sqm (Sui Generis) of floorspace could come forward as a live music venue or a cinema. Flexibility is sought for either use/or neither use being provided on Site. Flexibility on location is sought across a number of DZ's excluding DZ1&2 as indicated on the Paramter Plans and within the Design Code. If either use does come forward, the floorspace would come forward in the same DZ and not be disaggregated across other DZs.</p> <p>Whilst the maximum floorspace cap for Sui Generis uses is stated as 3,750 sqm (GEA) (and the maximum floorspace cap for Class E & Class F uses is stated as 12,000 sqm (GEA)), we propose to limit the combined maximum floorspace cap across both Class E & F and Sui Generis uses to 12,000 sqm (GEA).</p>

Proposed Use	Floorspace Ranges for Approval (PA2)	Description / Explanation of Flexibility
Pub / Bar / Hot food takeaway (Sui Generis)	0 – 2,250 sqm	<p>Sui Generis uses – The QM OPA recognises that Sui Generis uses fall outside of a Use Class in the Use Classes Order and therefore are individually specified. The QM OPA does not propose to allocate specific locations for the identified Sui Generis uses. Instead, the PA2 schedule sets out the sitewide floorspace limit on these uses. The Development Specification Document sets out the floorspace ranges for each Development Zone. These include an allocation for specified Sui Generis Uses. These specified Sui Generis uses are grouped into two categories each of which is subject to a maximum floorspace limit:</p> <ul style="list-style-type: none"> ● Sui Generis town centre uses (pubs, wine bars and hot food take away); and ● Sui Generis (live music venue/ cinema). <p>Between 0 – 2,250 sqm of floorspace could come forward for use as a bar, pub or hot food takeaway. Flexibility is sought for the quantum of its provision and the location across a number of DZs.</p> <p>For the Sui-Generis uses (pub / bar / hot food takeaway) as detailed above – this category of floorspace includes the ability to delivery uses as a public house, wine bar or drinking establishment, as a drinking establishment with expanded food provision, and as a hot food takeaway for the sale of hot food where consumption of that food is mostly undertaken off premises.</p> <p>Whilst the maximum floorspace cap for Sui Generis uses is stated as 3,750 sqm (GEA) (and the maximum floorspace cap for Class E & Class F uses is stated as 12,000 sqm (GEA)), we propose to limit the combined maximum floorspace cap across both Class E & F and Sui Generis uses to 12,000 sqm (GEA).</p>
Car parking	685 spaces	<p>Car Parking – Flexibility is sought as to the location of residential and office car parking site wide. DZ3, DZ4, DZ5 and DZ6 include an option for residential car parking requirements to be accommodated on site, either as a level(s) of sandwich parking or basement parking or a mix of the two. Car parking for DZ1&2 could be incorporated within the allowance set out for DZ3 or DZ4 depending on which Development Zones comprise the first phase of development. Flexibility is also sought for residential car parking to be provided as a MSCP on DZ6. Should the flexible option of office use be progressed on DZ4, its car parking will be provided in a MSCP on DZ6. The maximum car parking spaces proposed is 685 spaces which is a policy compliant position for the maximum office scenario. If the maximum residential scenario is progressed, the maximum number of car parking spaces will not exceed 550 spaces.</p>
Basement / ancillary space	0 – 24,355 sqm	<p>Basement Areas – Flexibility is also sought in the QM OPA on the potential to provide basement areas, with the potential to include car parking, cycle parking, plant, and supporting infrastructure within these spaces. These are set out on PP(C) for the relevant Development Zones. For DZ3, DZ4, DZ5 and DZ6 the QM OPA applies for up to 100% of the maximum building footprint coverage to be a below ground basement. For Development Block DZ1 flexibility is sought for up to 20% of the maximum building footprint be a below ground basement. For Development Blocks DZ2a, DZ2b and DZ2c flexibility is sought for up to 50% of the maximum building footprint be a below ground basement for each Development Block. The QM OPA confirms that the basement would be no more than 5m below the lowest finished floor level per DZ.</p>

DEVELOPMENT ZONE LAND USES AND FLOORSPACES

Following the overview provided in the section above, this section explains the land uses and floorspace ranges for each DZ in turn. As stated earlier in this chapter, the PA2 Schedule of Floorspace sets floorspace limits for the land uses across the Site. Floorspace ranges are set out below for each DZ; however, these DZ floorspace tables taken together include more floorspace than the total floorspace in the PA2 schedule. This allows for uses to come forward in different quantum's across different DZs, but ensures the total floorspace for each use will not exceed the PA2 floorspace limits.

Table 5.3 | DZ1&2 Floorspaces for approval

Land Use	Range / Max Area (GEA)
Residential Units	0 – 350 units
Residential Floorspace	0 – 26,850 sqm
Office (Class E)	0 – 32,700 sqm
Use Class E & F*	Up to 3,900 sqm***
Pub, Bar, Hot Food Takeaway (Sui Generis)**	0 – 2,250 sqm***
Basements	DZ1: no more than 20% of the max building footprint DZ2a, b and c: up to 50% of the max building footprint

*Footnote: Class E (excluding offices) & F (excluding primary and secondary schools, indoor or outdoor swimming pool or skating rink)

**Footnote: Sui-Generis uses (pub / bar / hot food takeaway) – this category of floorspace includes the ability to delivery uses as a public house, wine bar or drinking establishment, as a drinking establishment with expanded food provision, and as a hot food takeaway for the sale of hot food where consumption of that food is mostly undertaken off premises.

***Footnote: The Class E & F and Sui Generis floorspace combined provide for Town Centre Uses. There is a minimum commitment in this DZ for 2,075 sqm (GEA) of Town Centre Uses.

Table 5.3 sets out the range of floorspace and residential units proposed for DZ1&2. DZ1&2 comprise separate Development Blocks defined on the Parameter Plan as DZ1, DZ2a, DZ2b and DZ2c. Table 5.3 shows that within the maximum parameters DZ1&2 could deliver between 0 and 350 residential units, between 0 and 32,700 sqm of office floorspace, up to 3,900sqm of Class E (excluding offices) & F (excluding primary and secondary schools, indoor or outdoor swimming pool or skating rink), and between 0 and 2,250 sqm

of Sui Generis uses (as a pub, bar and hot food takeaway). A commitment to provide a minimum of 2,075sqm of Class E & F, Pub, Bar, and Hot Food Takeaway (Sui Generis) is also proposed.

As per the information set out earlier in this chapter, flexibility is sought regarding the quantum of residential and/or office floorspace that comes forward. This means that within DZ1&2, the upper levels of Development Blocks DZ1, DZ2a, DZ2b and DZ2c could be used for residential or office floorspace. This flexibility is proposed to be mutually exclusive as between residential or office use within each individual Development Block in DZ1&2. That means that above ground floor in DZ1&2, excluding any mezzanine level, the land use is proposed to be either office or residential use (save that other uses from the floorspace tables might also be integrated at upper levels with office or residential uses).

There is no car parking proposed to be provided on DZ1&2. Car parking to serve the residential uses on DZ1&2 could be provided on DZ3 as 'sandwich' parking or as part of a basement car park. or within DZ4 depending on which Development Zones comprise the first phase of development. Alternatively, car parking for DZ1&2 and DZ3 could be delivered in DZ6 as a MSCP.

Flexibility is sought for basements to be provided at no more than 20% of the Maximum Building Footprint of DZ1 and up to 50% of the Maximum Building Footprint of DZ2a, DZ2b and DZ2c. The basements would provide space for cycle parking, plant, and supporting infrastructure.

Table 5.4 | DZ3 Floorspaces for approval

Land Use	Range / Max Area (GEA)
Residential Units	0 - 385 units
Residential floorspace	0 - 36,450 sqm
Class E & F*	Up to 5,400 sqm***
Pub, Bar, Hot Food Takeaway (Sui Generis)**	0 – 2,250 sqm***
Live Music Venue / Cinema (Sui Generis)	0 – 1,500 sqm
Basements	Up to 100% of the max building footprint
Car Parking Spaces	0 – 243 spaces

*Footnote: Class E (excluding offices) & F (excluding primary and secondary schools, indoor or outdoor swimming pool or skating rink)

**Footnote: Sui-Generis uses (pub / bar / hot food takeaway) – this category of floorspace includes the ability to delivery uses as a public house, wine bar or drinking establishment, as a drinking establishment with expanded food provision, and as a hot food takeaway for the sale of hot food where consumption of that food is mostly undertaken off premises.

***Footnote: The Class E & F and Sui Generis floorspace combined provide for Town Centre Uses. There is a minimum commitment in this DZ for 1,800 sqm (GEA) of Town Centre Uses.

Table 5.4 sets out the range of floorspace and residential units proposed for DZ3. This shows that within the maximum parameters, DZ3 could deliver 385 residential units, up to 5,400 sqm of Class E (excluding offices) & F (excluding primary and secondary schools, indoor or outdoor swimming pool or skating rink), between 0 and 2,250 sqm of Sui Generis uses (as a pub, bar and hot food takeaway) and between 0 and 1,500 sqm of Sui Generis uses (as a Live Music Venue or Cinema). A commitment to provide

a minimum of 1,800sqm of Class E & F, Pub, Bar, Hot Food Takeaway, Live Music Venue and Cinema (Sui Generis) is also proposed. There is no office floorspace proposed for DZ3, so the upper levels of DZ3 are likely to be used for residential units. Town Centre Uses (as defined in this DSD) may also be incorporated at upper levels if this is considered appropriate at RMA stages. But the floorspace quantum for each use will not exceed that set out in table 5.4.

There is potential for car parking to come forward for the residential uses in the range of 0 to 243 spaces. This car parking area, or the car parking area in DZ4, could also meet the car parking requirements from the residential uses on DZ1&2, depending on which Development Zones comprise the first phase of development. The car parking would be delivered as 'sandwich' parking or as part of a basement car park. Alternatively car parking for DZ1&2 and DZ3 could be delivered in DZ6 as a MSCP.

It should be noted that the residential unit numbers and car parking space proposed allow for DZ3 to be able to accommodate the car parking for DZ1&2 in the event that DZ1&2 and DZ3 comprise the first phase of development.

Flexibility is sought for basements to be provided as up to 100% of the Maximum Building Footprint of DZ3. The basements could provide space for car parking, cycle parking, plant, and supporting infrastructure.

Table 5.5 | DZ4 Floorspaces for approval

Land Use	Range / Max Area (GEA)
Residential Units	0 - 465 units
Residential floorspace	0 – 41,500 sqm
Office (Class E)	0 – 40,000 sqm
Class E & F*	Up to 3,050 sqm***
Pub, Bar, Hot Food Takeaway (Sui Generis)**	0 – 2,250 sqm***
Live Music Venue / Cinema (Sui Generis)	0 – 1,500 sqm
Basements	Up to 100% of the max building footprint
Car Parking Spaces	0 – 261 spaces

*Footnote: Class E (excluding offices) & F (excluding primary and secondary schools, indoor or outdoor swimming pool or skating rink)

**Footnote: Sui-Generis uses (pub / bar / hot food takeaway) – this category of floorspace includes the ability to delivery uses as a public house, wine bar or drinking establishment, as a drinking establishment with expanded food provision, and as a hot food takeaway for the sale of hot food where consumption of that food is mostly undertaken off premises.

***Footnote: The Class E & F and Sui Generis floorspace combined provide for Town Centre Uses. There is a minimum commitment in this DZ for 1,000 sqm (GEA) of Town Centre Uses.

Table 5.5 sets out the range of floorspace and residential units proposed for DZ4. This shows that within the maximum parameters, DZ4 could deliver between 0 and 465 residential units, between 0 and 40,000 sqm of office floorspace, up to 3,050 sqm of Class E (excluding offices) & F (excluding primary and secondary schools, indoor or outdoor swimming pool or skating rink), between 0 and 2,250 sqm of Sui Generis uses (as a pub, bar and hot food takeaway), and between 0 and 1,500 sqm of Sui Generis uses (as a Live Music Venue or Cinema). A commitment to provide a minimum of 1,000sqm of Class E & F, Pub, Bar, Hot Food Takeaway, Live Music Venue and Cinema (Sui Generis) is also proposed.

Flexibility is sought on DZ4, between office and/or residential use of the above ground floors, excluding any mezzanine levels. In DZ4, the use of the above ground floors, excluding any mezzanine level, is not mutually exclusive between office and residential uses. That means that Development Block(s) in DZ4 can operate independently within a Development Zone as to whether they are in office or residential use or a mix on the upper floors, provided they accord with the floorspace figure ranges for the DZ as set out in this DSD. Office entrances may also be provided at ground level (this is accounted for within the office floorspace range).

Town Centre Uses (as defined in this DSD) may also be incorporated at upper levels if this is considered appropriate at RMA stages. But the floorspace quantum for each use will not exceed that set out in table 5.5.

If residential comes forward on the upper levels, then there is potential for car parking to come forward for the residential use in the range of 0 to 261 spaces, as 'sandwich' parking or in a basement. Alternatively, car parking could be delivered in DZ6 as a MSCP. If offices are proposed at upper levels in DZ4, car parking for the offices would be on DZ6 as a MSCP.

It should be noted that the residential unit numbers and car parking spaces proposed allow for DZ4 to be able to accommodate the car parking for DZ1&2 in the event that DZ1&2 and DZ4 form the first phase of the development. 115 car parking spaces allocated to DZ1&2 are mutually exclusive i.e. they are either provided in DZ3 or DZ4, not both.

Flexibility is sought for basements to be provided as up to 100% of the Maximum Building Footprint of DZ4. The basements would provide space for car parking, cycle parking, plant, and supporting infrastructure.

Table 5.6 | DZ5 Floorspaces for approval

Land Use	Range / Max Area (GEA)
Residential Units	320 units
Residential floorspace	27,750 sqm
Class E & F*	up to 1,550 sqm***
Pub, Bar, Hot Food Takeaway (Sui Generis)**	0 – 1,550 sqm***
Live Music Venue / Cinema (Sui Generis)	0 – 1,500 sqm
Basements	Up to 100% of the Max building footprint
Car Parking Spaces	0 – 106 spaces

*Footnote: Class E (excluding offices) & F (excluding primary and secondary schools, indoor or outdoor swimming pool or skating rink)

**Footnote: Sui-Generis uses (pub / bar / hot food takeaway) – this category of floorspace includes the ability to delivery uses as a public house, wine bar or drinking establishment, as a drinking establishment with expanded food provision, and as a hot food takeaway for the sale of hot food where consumption of that food is mostly undertaken off premises.

***Footnote: The Class E & F and Sui Generis floorspace combined provide for Town Centre Uses. There is a minimum commitment in this DZ for 500 sqm (GEA) of Town Centre Uses.

Table 5.6 sets out the range of floorspace and residential units proposed for DZ5. This shows that within the maximum parameters, DZ5 could deliver up to 320 residential units, up to 1,550 sqm of Class E (excluding offices) & F (excluding primary and secondary schools, indoor or outdoor swimming pool or skating rink), between 0 and 1,550 sqm of Sui Generis uses (as a pub, bar and hot food takeaway) and between 0 and 1,500 sqm of Sui Generis uses (as a Live Music Venue or Cinema). A commitment to provide a minimum of 500 sqm of Class E & F, Pub, Bar, Hot Food Takeaway, Live Music Venue and Cinema (Sui Generis) is also proposed. There is no office

floorspace proposed for DZ5, so the upper levels of DZ5 are likely to be used for residential units.

Town Centre Uses (as defined in this DSD) may also be incorporated at upper levels if this is considered appropriate at RMA stages. But the floorspace quantum for each use will not exceed that set out in table 5.6.

There is potential for car parking to come forward in DZ5 for the residential uses in the range of 0 to 106 spaces. The car parking would be delivered as 'sandwich' parking or as part of a basement car park. Alternatively, car parking could be delivered in DZ6 as a MSCP.

Flexibility is sought for basements to be provided as up to 100% of the Maximum Building Footprint of DZ5. The basements could provide space for car parking, cycle parking, plant, and supporting infrastructure.

Table 5.7 | DZ6 Floorspaces for approval

Land Use	Range / Max Area (GEA)
Residential Units	0 - 290 units
Residential floorspace	0 - 25,150 sqm
Class E & F*	Up to 200 sqm
Pub, Bar, Hot Food Takeaway (Sui Generis)**	0 - 200 sqm***
Live Music Venue / Cinema (Sui Generis)	0 – 1,500 sqm***
Basements	Up to 100% of the max building footprint
Multi-Storey Car Park (MSCP)	Up to 685 spaces
Car Parking Spaces	0 – 96 spaces

*Footnote: Class E (excluding offices) & F (excluding primary and secondary schools, indoor or outdoor swimming pool or skating rink)

**Footnote: Sui-Generis uses (pub / bar / hot food takeaway) – this category of floorspace includes the ability to delivery uses as a public house, wine bar or drinking establishment, as a drinking establishment with expanded food provision, and as a hot food takeaway for the sale of hot food where consumption of that food is mostly undertaken off premises.

***Footnote: The Class E & F and Sui Generis floorspace combined provide for Town Centre Uses. There is a minimum commitment in this DZ for 125 sqm (GEA) of Town Centre Uses.

Table 5.7 sets out the range of floorspace and residential units proposed for DZ6. This shows that within the maximum parameters, DZ6 could deliver between 0 and 290 residential units, up to 200 sqm of Class E (excluding offices) & F (excluding primary and secondary schools, indoor or outdoor swimming pool or skating rink), between 0 and 200 sqm of Sui Generis

uses (as a pub, bar and hot food takeaway) and between 0 and 1,500 sqm of Sui Generis uses (as a Live Music Venue or Cinema). A commitment to provide a minimum of 125 sqm of Class E & F, Pub, Bar, Hot Food Takeaway, Live Music Venue and Cinema (Sui Generis) is also proposed. There is no office floorspace proposed for DZ6, so the upper levels of DZ6 are likely to be used for residential units.

Town Centre Uses (as defined in this DSD) may also be incorporated at upper levels if this is considered appropriate at RMA stages. But the floorspace quantum for each use will not exceed that set out in table 5.7.

There is potential for car parking to come forward for the residential uses in the range of 0 to 96 spaces as 'sandwich' parking or as part of a basement car park where DZ6 is delivered with residential uses. DZ6 also has flexibility for a MSCP to be delivered, which would accommodate the car parking for office uses on DZ4 or car parking for residential uses from across the Site. If a MSCP came forward on DZ6, no residential floorspace would be delivered on DZ6. The MSCP could serve both the office and residential uses. In the maximum office scenario, the MSCP could provide up to 685 car parking spaces. In the maximum residential scenario, the MSCP could provide up to 550 car parking spaces. Both of these figures would be policy compliant for each scenario.

Flexibility is sought for basements to be provided as up to 100% of the Maximum Building Footprint of DZ6. The basements could provide space for car parking, cycle parking, plant, and supporting infrastructure.

Table 5.8 | DZ6a Floorspaces - Urban Park Option

Land Use	Range / Max Area (GEA)
Class E & F*	0 - 300 sqm
Pub, Bar, Hot Food Takeaway (Sui Generis)**	0 – 300 sqm***

*Footnote: Class E (excluding offices) & F (excluding primary and secondary schools, indoor or outdoor swimming pool or skating rink)

**Footnote: Sui-Generis uses (pub / bar / hot food takeaway) – this category of floorspace includes the ability to delivery uses as a public house, wine bar or drinking establishment, as a drinking establishment with expanded food provision, and as a hot food takeaway for the sale of hot food where consumption of that food is mostly undertaken off premises.

***There is no minimum commitment to Town Centre Uses (Class E&F and Sui Generis uses) for DZ6A.

Table 5.8 sets out the range of floorspace proposed for DZ6a under the urban park option for this DZ. This shows that DZ6a could deliver between 0 and 300 sqm of Use Class E (excluding offices) & F (excluding primary and secondary schools, indoor or outdoor swimming pool or skating rink) or between 0 and 300 sqm of Sui Generis uses (as a pub, bar and hot food takeaway) as part of a pavilion building. The footprint of a Pavilion building could not exceed 150 sqm. There is no minimum commitment proposed for Class E & F, Pub, Bar, and Hot Food Takeaway (Sui Generis) uses. There are no residential or office uses proposed for DZ6a. There is also no basement or car parking proposed in DZ6a.

Table 5.9 | DZ6a Floorspaces - Nursery Option

Land Use	Range / Max Area (GEA)
Class E & F*	0 - 1,000 sqm**

*Footnote: Class E (excluding offices) & F (excluding primary and secondary schools, indoor or outdoor swimming pool or skating rink)

**Footnote: this consists of 450 sqm building footprint and 550 sqm outdoor space. It should be noted that there is no minimum commitment to Town Centre Uses (Class E&F and Sui Generis uses) for DZ6A.

Table 5.9 sets out the range of floorspace proposed for DZ6a under the nursery option for this DZ. This shows that DZ6a could deliver between 450 sqm (footprint) - 550sqm (footprint plus outdoor space) of Use Class E (excluding offices) & F (excluding primary and secondary schools, indoor or outdoor swimming pool or skating rink). There is no minimum commitment proposed for Class E & F, Pub, Bar, and Hot Food Takeaway (Sui Generis) uses. There are no residential or office uses proposed for DZ6a. There is also no basement or car parking proposed in DZ6a.

6. Parameter and Sitewide Plans For Approval

This chapter takes each Parameter Plan and Sitewide Plan (for approval) in turn and describes the parameters which are submitted for approval as part of the QM OPA. The Parameter Plans and Sitewide Plans for approval set the physical parameters for the Development Proposals and should be considered in conjunction with the PA2 Schedule of Floorspace (Appendix A1) which is explained in detail in Chapter 5. This chapter explains the flexibility sought for each Development Zone. Several sitewide plans are also submitted for approval, as detailed within this chapter.

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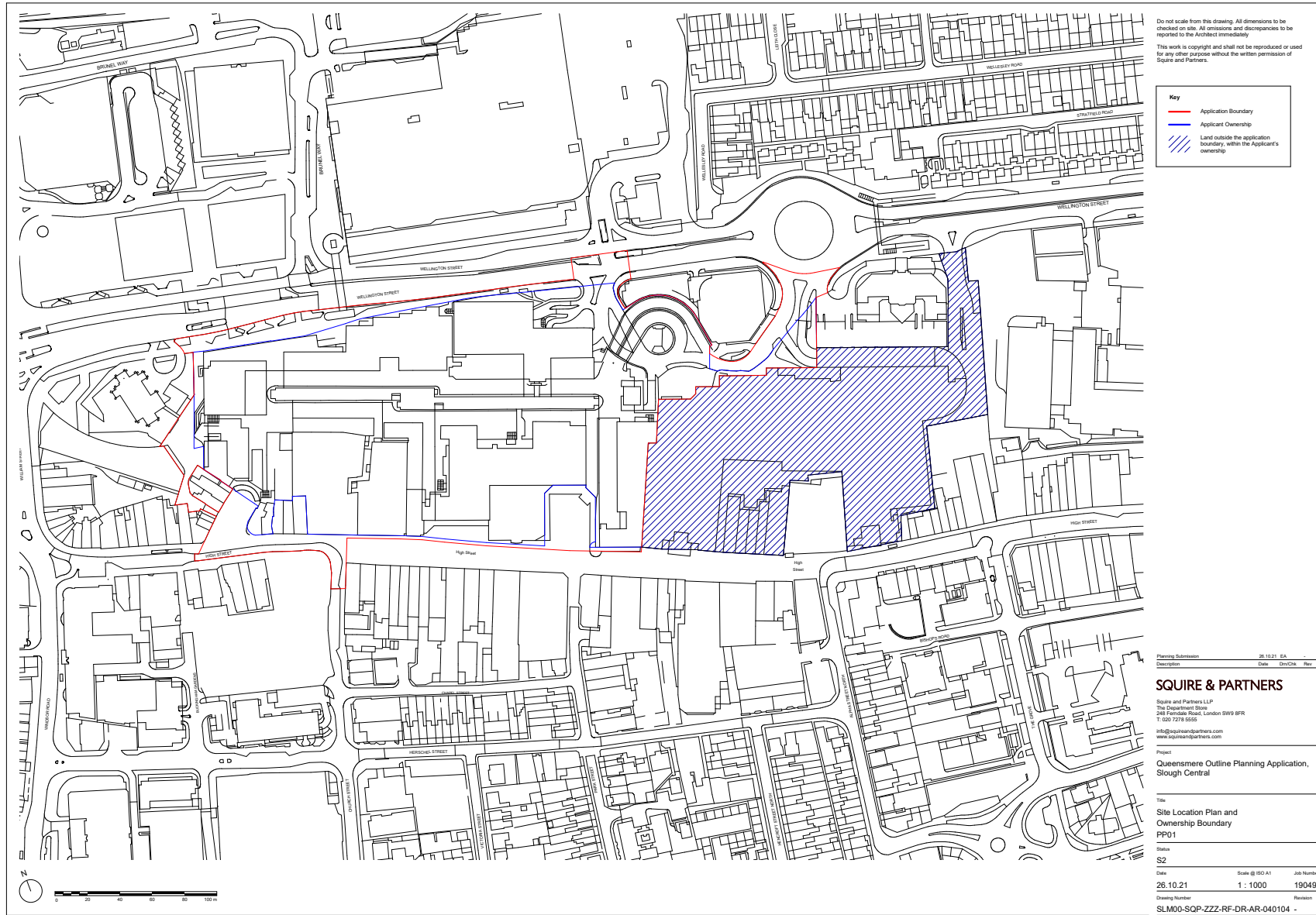
PP01 – SITE LOCATION PLAN AND OWNERSHIP BOUNDARY

PP01 shows the existing Site within the existing context and a red line marks the planning application boundary of the Site which is the subject of the QM OPA. All land within the red line forms part of this QM OPA and is the subject of the Development Proposals.

The blue line shows the land which is owned by the Applicant. The land within the red line boundary relates to the Queensmere Shopping Centre, which is the primary focus of the QM OPA and within the ownership of the Applicant. However, there are some parcels of land which sit outside the ownership of the Applicant, but within the red line boundary. These areas of land are owned by third parties who have been served Notice under Certificate C of the QM OPA.

Some of the land within the blue line sits outside the QM OPA application boundary – this land is shown using blue hatching. This land relates to the Observatory Shopping Centre which is not part of the QM OPA, but is also within the ownership of the Applicant.

PP01 - Site Location Plan and Ownership Boundary



PP02 – RED LINE PLAN & DEVELOPMENT ZONE BOUNDARIES

PP02 shows the Site with a red line marking the planning application boundary of the Site which is the subject of the QM OPA. This red line is overlaid on a plan showing the existing Site context. All land within the red line forms part of this QM OPA and is the subject of the Development Proposals.

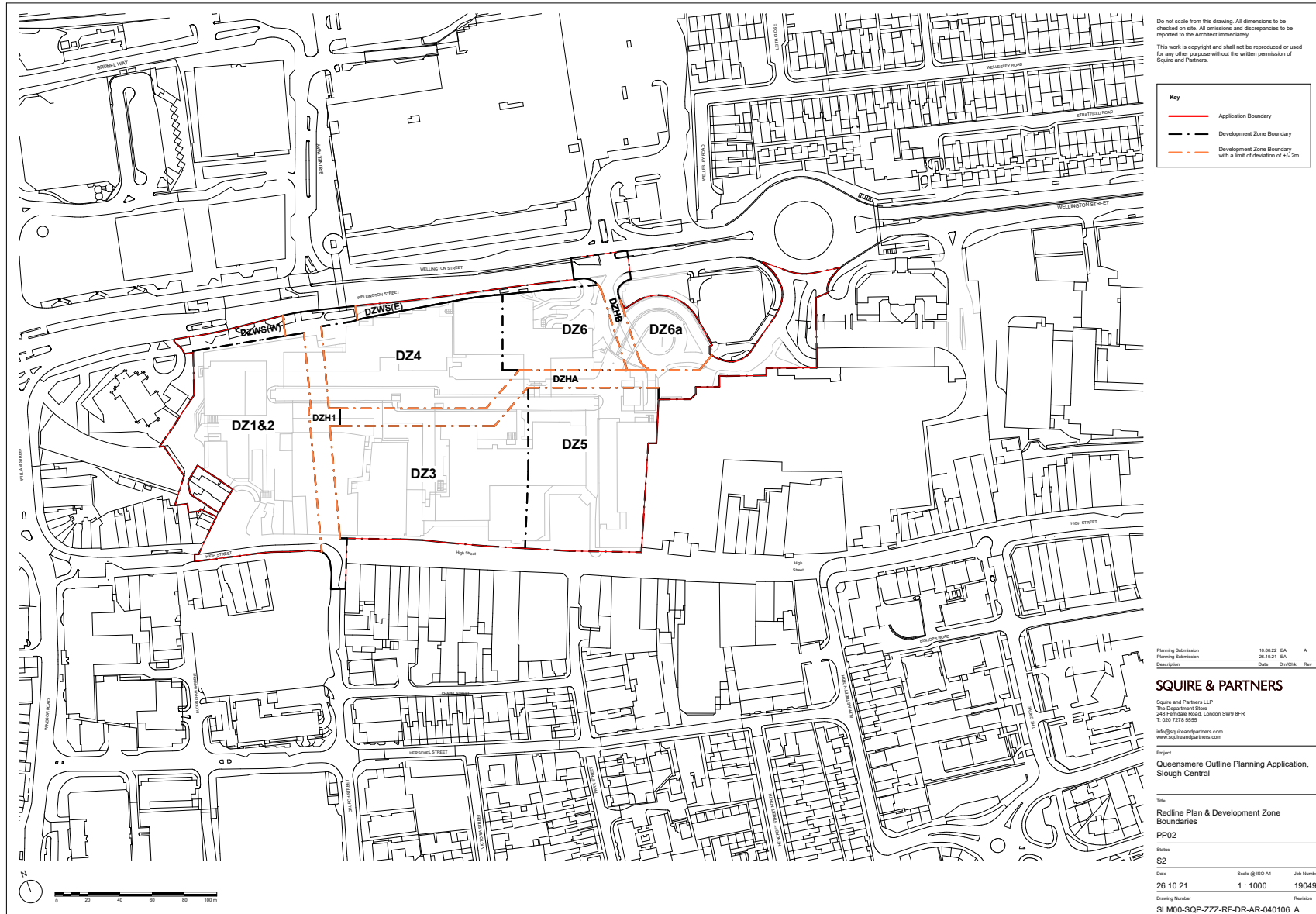
A dashed black line then shows how the Site is split up into DZs. Each dashed black outline demarcates the boundary of an individual DZ. The whole Site is split into DZs, with the Parameter Plans for each individual DZ acting as a piece of a jigsaw for the whole QM OPA Site. The following DZs are shown on this plan and are the subject of the QM OPA.

- DZ1&2
- DZ3
- DZ4
- DZ5
- DZ6
- DZ6A
- DZWS (E & W)
- DZH1

- DZHA
- DZHB

There are three Highway DZs which run through the Site: DZH1, DZHA and DZHB. It should be noted that in order to allow flexibility for highways solutions at RMA stages, the Highways DZs have been shown on the Parameter Plans with a Limit of Deviation of +/- 2m. This is shown on PP02 using a dashed orange line. This is shown on the north and south side of DZHA and on the west and east side of DZH1 and DZHB. As these DZs are immediately adjacent to the other DZs, this Limit of Deviation crosses into the boundaries of these other DZs, meaning there is flexibility within these Limits of Deviation for the boundaries of the relevant DZs to change.

PP02 – Red Line Plan & Development Zone Boundaries



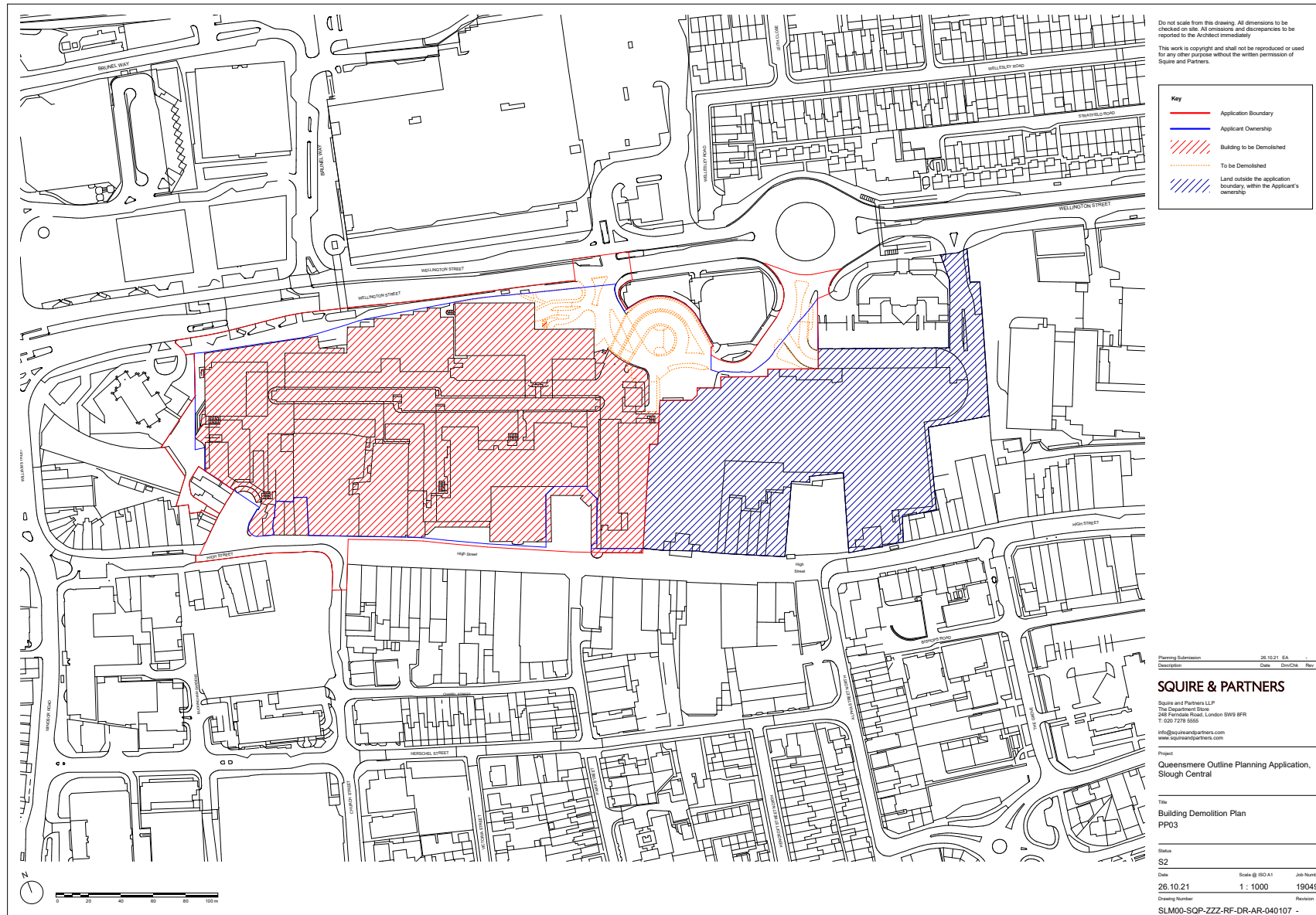
PP03 - DEMOLITION PLAN

PP03 shows the Site with a red line marking the planning application boundary of the Site which is the subject of the QM OPA. This red line is overlaid on a plan showing the existing Site context. All land within the red line forms part of this QM OPA and is the subject of the Development Proposals.

The blue line shows the land which is owned by the Applicant. The land within the red line boundary relates to the Queensmere Shopping Centre and surrounding area subject to the QM OPA. The land within the Applicant's ownership, but outside the QM OPA application boundary is shown using blue hatching.

A dashed orange line shows the existing areas of highways/infrastructure which are to be amended/demolished as part of the QM OPA. The hatched red area shows the existing buildings to be demolished.

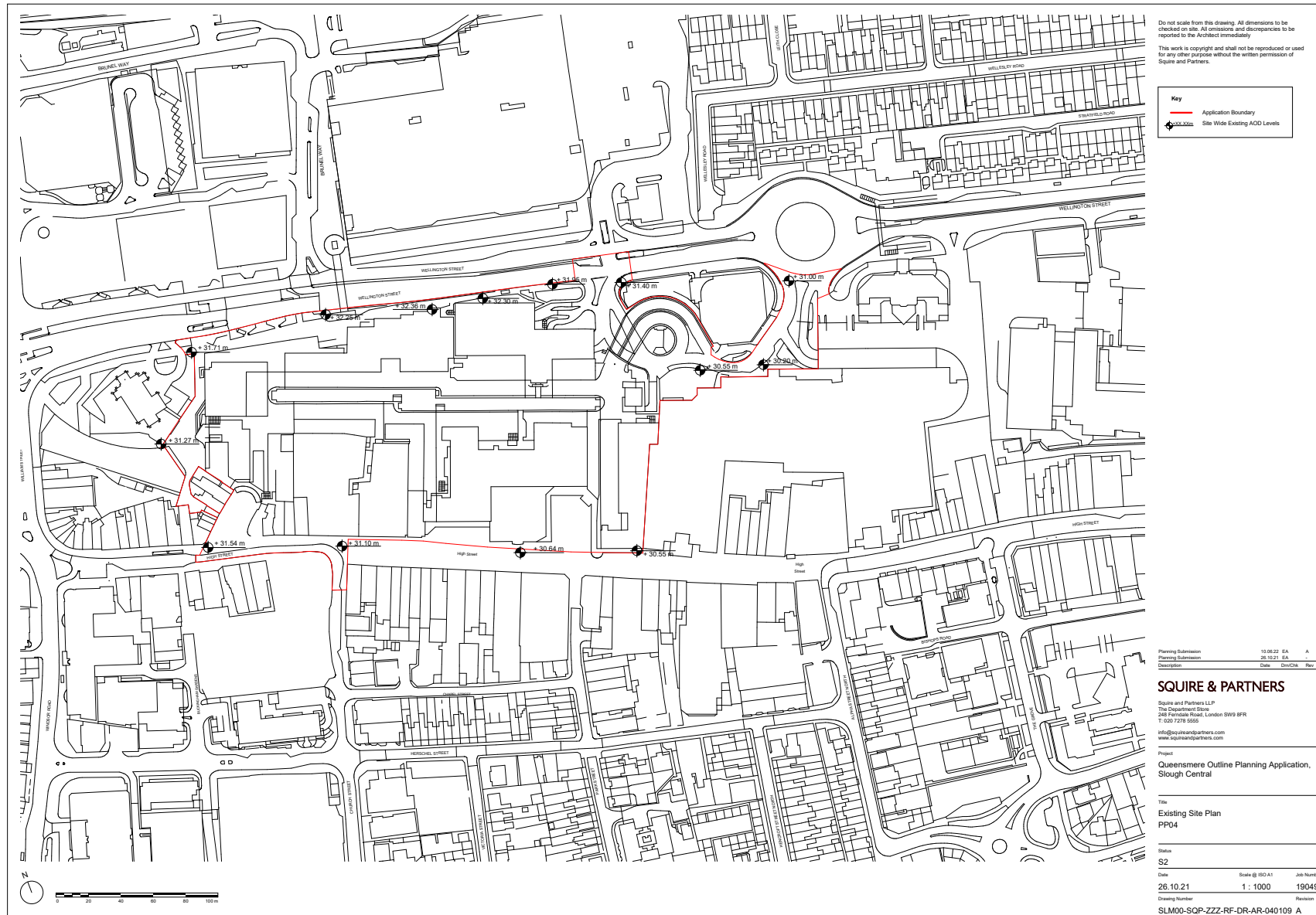
PP03 - Demolition Plan



PP04 – EXISTING SITE PLAN

PP04 shows the existing Site within the existing context and a red line marks the planning application boundary of the Site which is the subject of the QM OPA. All land within the red line forms part of this QM OPA and is the subject of the Development Proposals. The existing Site plan also denotes the existing AOD levels around the Site.

PP04 - Existing Site Plan



PPDZ1&2(A) - DEVELOPMENT ZONE 1 & 2 PARAMETER PLAN A

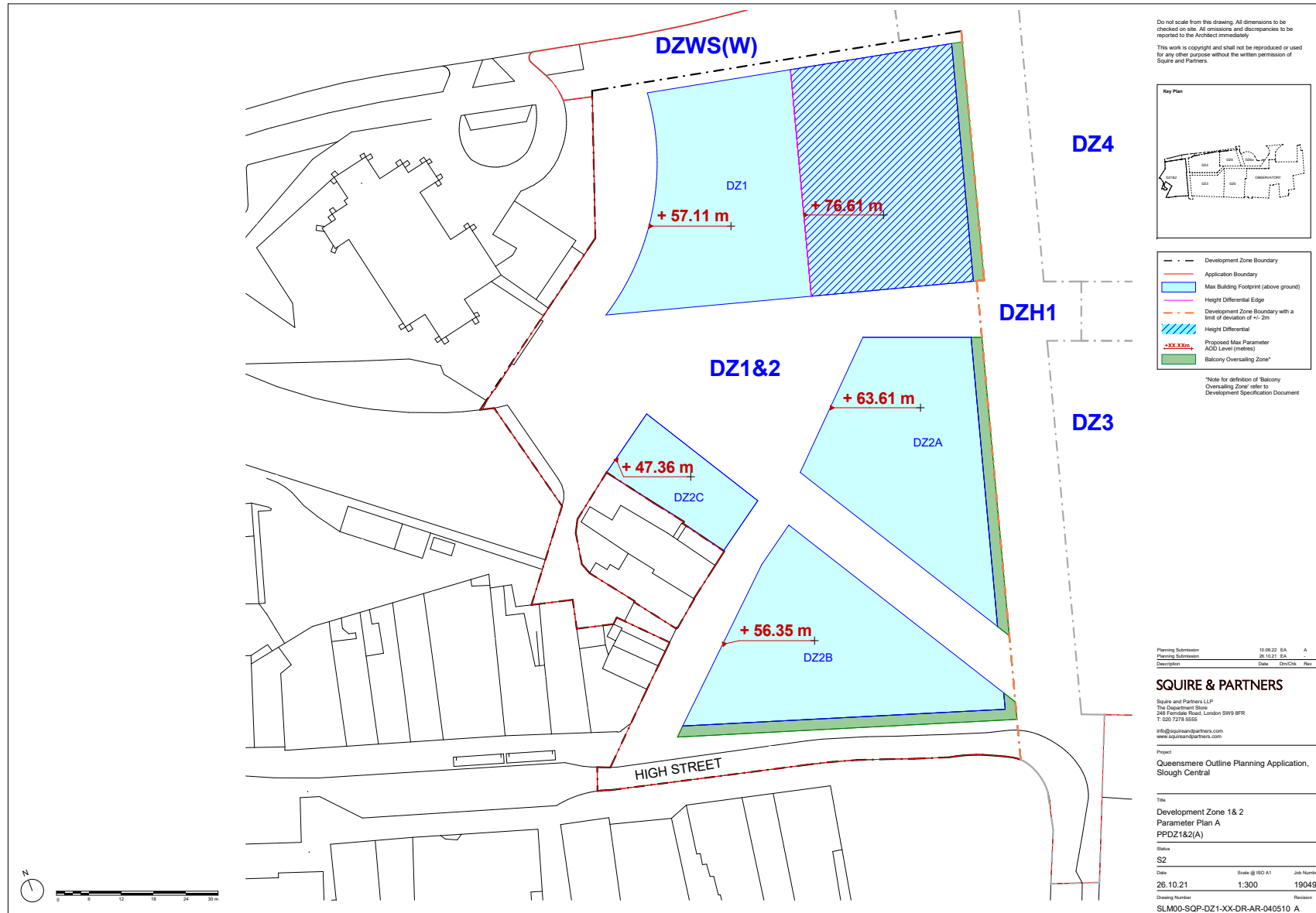
PPDZ1&2(A) shows the location of DZ1&2 at the western most edge of the Site. The edge of the DZ is marked by a black dashed line. The DZ is adjoined by Wellington Street to the North, the High Street to the South and a number of buildings to the west including The Curve and the Grade II Listed Church of Our Lady Immaculate and St Ethelbert and St Ethelbert's Presbytery. To the east are DZ3 and DZ4. DZ1&2 also adjoins DZH1 to the east, where a Limit of Deviation of +/- 2m applies. This Limit of Deviation shows that the boundary of DZH1 could extend up to 2 metres into the boundary of DZ1&2 and as such, means that the corresponding DZ1&2 boundary is flexible to respond to the changing requirements of DZH1.

PPDZ1&2(A) incorporates 4 potential Development Blocks (DZ1, DZ2a, DZ2b and DZ2c) within the Development Zone. The Maximum Parameter AOD heights across the Development Zone are indicated by a red line and annotated number. Building heights in DZ1&2 range from 47.36m to 76.61m AOD (note that the existing ground levels across the site range from +30.5m AOD to +32.4m AOD). The tallest element is located to the north of the DZ, on the edge with Wellington Street. Heights gradually step down towards the west and south of the DZ. The lowest height relates to DZ2c, which adjoins existing buildings at the east of the DZ. Where maximum permitted heights change within a Development Zone this is denoted by a change in the colour of the relevant part of the Development Zone, with the Maximum Parameter AOD height being applicable to the whole of the relevant shaded part to which it relates. Where there is a height differential, it is shown using a pink line and blue hatching. This shows where the height changes, in this instance, it marks a step up in height from 57.11m AOD to 76.61m AOD. This has been introduced to ensure there is a variation in height and some building articulation. Further controls are set out in the Design Codes.

The Maximum Building Footprints above ground are indicated on the plan by blue lines. Any proposed Development Block(s) within a Development Zone cannot sit outside these blue lines.

Balcony Oversailing Zones are identified on the Development Block(s) facing onto DZH1 and the High Street by green shading. These zones sit outside of the Maximum Building Footprints. Within these Balcony Oversailing Zones, there is potential for balconies to be constructed and oversail beyond the envelope of the Maximum Building Footprint. These designated Balcony Oversailing Zones cannot be occupied by buildings. Balconies can also come forward outside Balcony Oversailing Zones, but such balconies would have to be located within the Maximum Building Footprint shown on Parameter Plan PPDZ1&2(A).

PPDZ1&2(A) – Development Zone 1 & 2 Parameter Plan A



DZ1&2(B) – DEVELOPMENT ZONE 1 & 2 PARAMETER PLAN B

PPDZ1&2(B) shows the location of DZ1&2 at the western most edge of the Site and the same Maximum Building Footprint as is shown on PPDZ1&2(A) using a blue line.

PPDZ1&2(B) identifies the ground floor frontages where Town Centre Uses must be at or exceed 51% or 75% of the frontage. The definition of Town Centre Uses included in the QM OPA is a bespoke definition. This definition has been produced to provide clarity on what uses will be included in the assessment of 51% or 75% or more 'Town Centre Uses' where the Parameter Plans require 51% or 75% and above of these identified ground floor frontages to be a defined Town Centre Use. Within this bespoke definition, where capitalised, Town Centre Uses include: Class E uses (excluding offices), Class F uses (excluding primary and secondary schools, indoor or outdoor swimming pool or skating rink), Sui Generis uses (including bars, pubs, hot food takeaways and live music venue, cinema) and residential and office entrances.

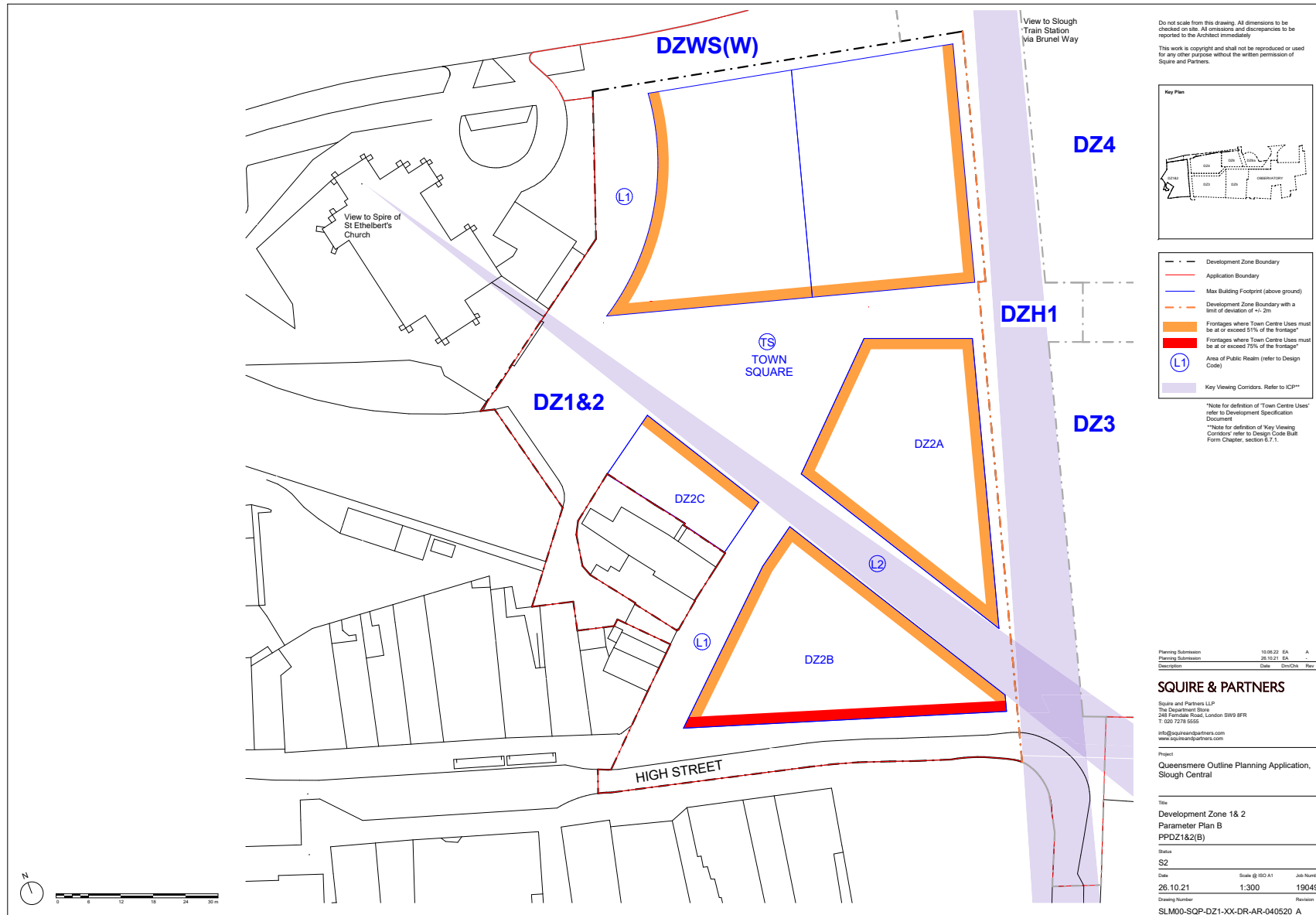
The frontages where Town Centre Uses must be at or exceed 51% or 75% of the ground floor frontage are identified on the plan using orange or red solid lines respectively. The frontages which do not have this orange or red hatching can still include Town Centre Uses, but there is not a requirement for these frontages to have 51% or 75% or more of their frontage as Town Centre Uses.

PPDZ1&2(B) also identifies the location of areas of public realm and landscaping. These areas are denoted on the plans using blue letters and numbers within a blue circle. Within DZ1&2 the public realm includes TS, the town square, and the landscaped areas are identified as L1 and L2. The approach to the public realm areas is covered illustratively in

both the DAS and the sitewide Illustrative Landscape Plan (ILP) and for approval within the Sitewide Public Realm, Public Spaces and Private Amenity Plan (SWPR). The Design Code provides Mandatory Rules and Design Guidelines to control what could come forward within these public realm and landscaped areas.

Development Zone Highways 1 (DZH1) is identified on PPDZ1&2(B) with a blue annotation. This Highways Zone is located at the east of the DZ and identifies a space which could be used by all vehicles to access the Development Block(s). DZH1 provides access into the Site from Wellington Street and also provides a controlled highway egress route from the Site onto Church Street.

DZ1&2(B) – Development Zone 1 & 2 Parameter Plan B



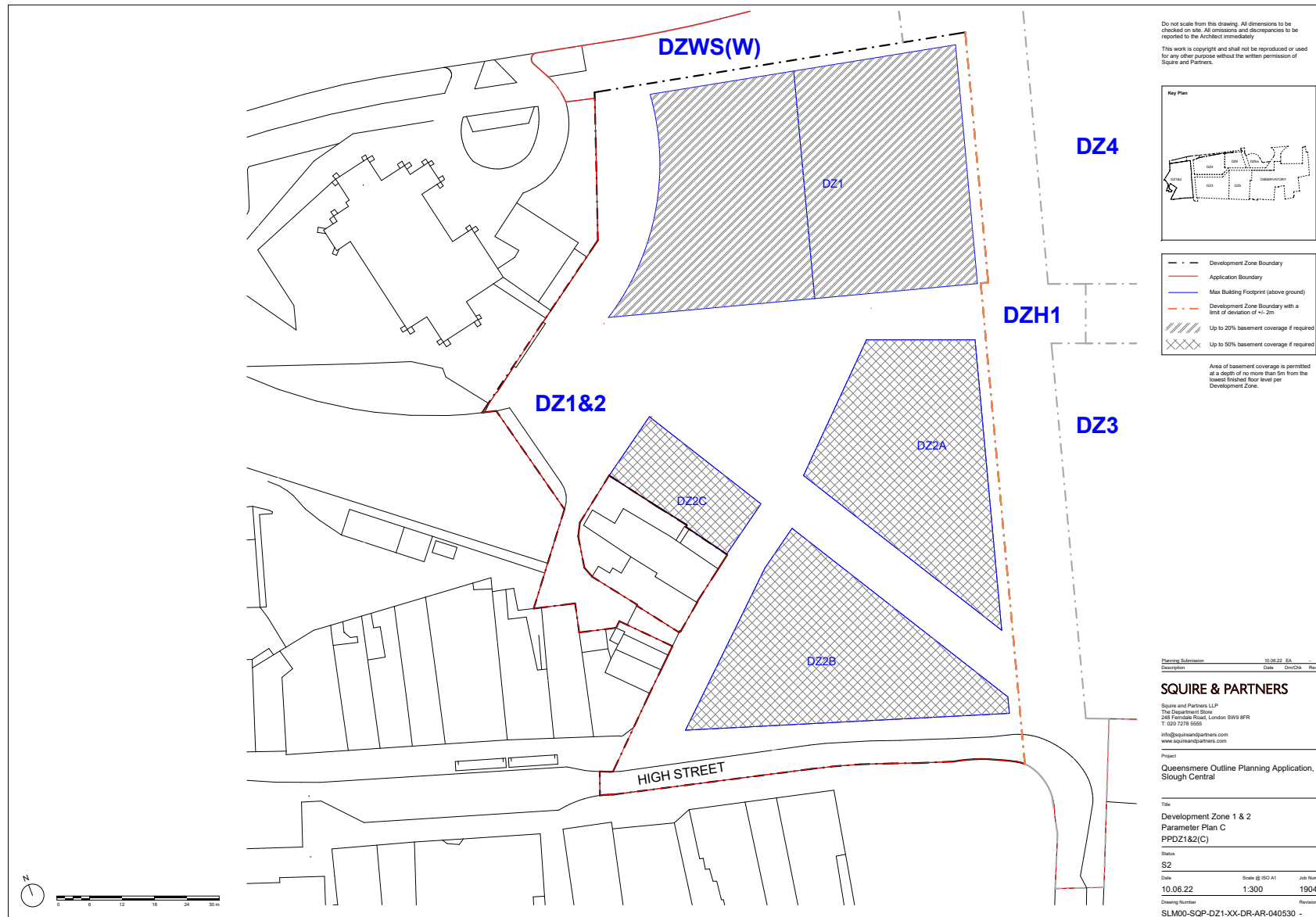
DZ1&2(C) – DEVELOPMENT ZONE 1 & 2 PARAMETER PLAN C

PPDZ1&2(C) shows the location of DZ1&2 at the western most edge of the Site and the same Maximum Building Footprint as is shown on PPDZ1&2 (A) and (B) using a blue line.

Flexibility is sought in the QM OPA on the potential to provide basement areas. PPDZ1&2(C) identifies the percentage of basement coverage proposed for each of the Development Block(s) within DZ1&2. For DZ1, flexibility is sought for up to 20% of the Maximum Building Footprint to be a below ground basement. DZ2A, DZ2B and DZ2C seek flexibility for up to 50% of the Maximum Building Footprint to be a below ground basement. The potential location of the basement(s) is shown in grey hatching.

Basement depths would be no more than 5m below the lowest finished floor level per DZ.

DZ1&2(C) – Development Zone 1 & 2 Parameter Plan C



PPDZ3(A) – DEVELOPMENT ZONE 3 PARAMETER PLAN A

PPDZ3(A) shows the location of DZ3 within the south and centre of the Site. The edge of the DZ is marked by a black dashed line. The DZ is adjoined by DZHA to the North, with DZ4 to the north of this. The High Street adjoins the DZ to the South. DZH1 and DZ1&2 (beyond) are to the west and DZ5 is on the east.

DZH1 and DZHA which adjoin DZ3 have a Limit of Deviation of +/- 2m. This Limit of Deviation shows that the boundary of DZH1 and DZHA could extend up to 2 metres into the boundary of DZ3 and as such, means that the corresponding DZ3 boundary is flexible to respond to the changing requirements of DZH1 and DZHA. This Limit of Deviation on the edge of DZ3 is shown marked by an orange dashed line.

A chamfer/cutback (as required) is proposed to the south west corner of DZ3 to a minimum height of +38.5m AOD (equating to approximately 7m) to ensure Key Viewing Corridor to St Ethelbert's Church Spire is protected.

The Maximum Parameter AOD heights for the relevant parts of the Development Zone are indicated by a red line and annotated number on the Development Zone. Building heights range from 59.25m fronting the High Street to 66.61m AOD set back from the High Street (note that the existing ground levels across the site range from +30.5m AOD to +32.4m AOD).

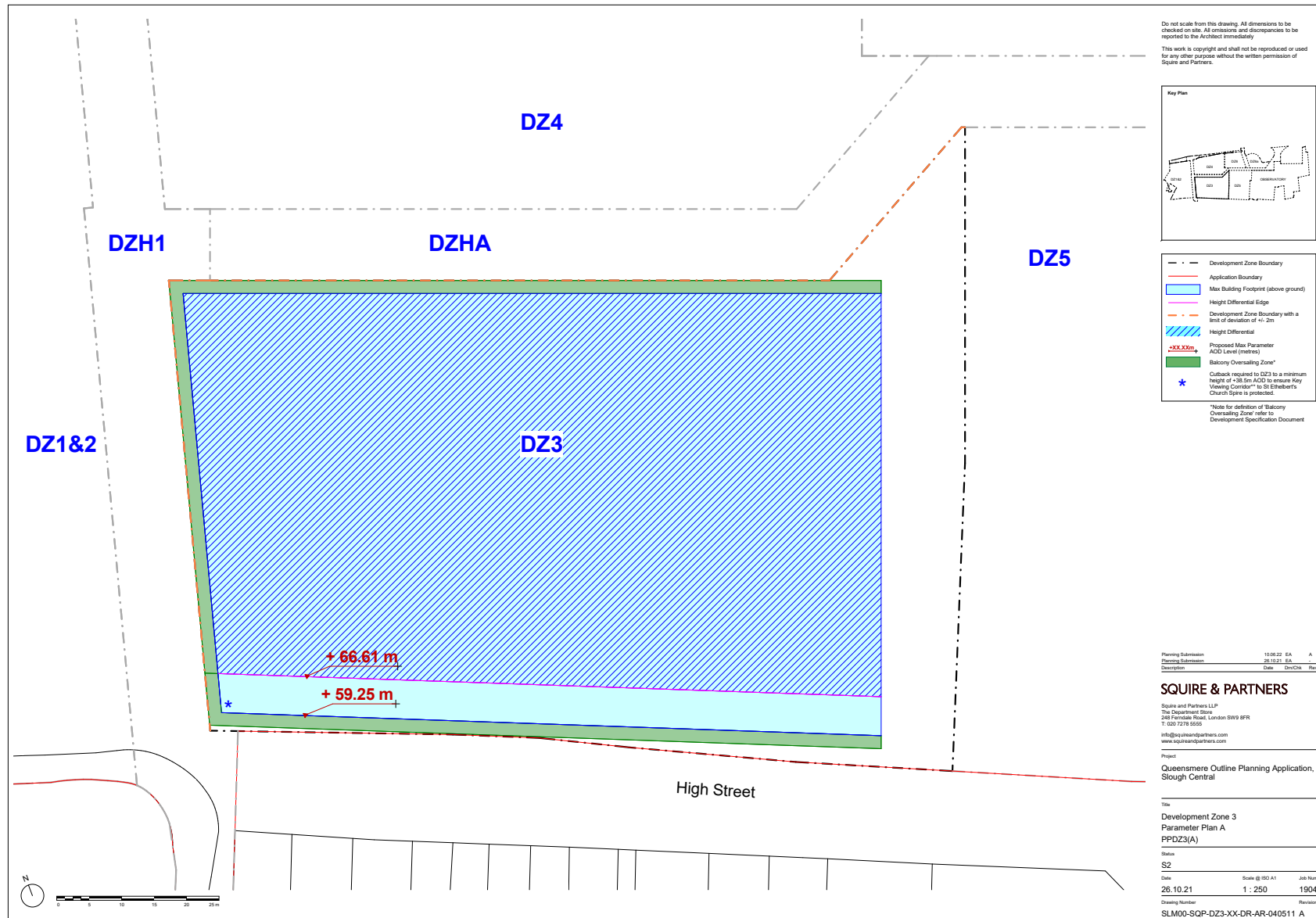
Where maximum permitted heights change within the Development Zone this is denoted by a change in the colour of the relevant part of the Development Zone, with the Maximum Parameter AOD height being applicable to the whole of the relevant shaded part to which it relates. There is a height differential shown using a pink line and blue hatching on DZ3.

This shows the part of this Development Zone where the height changes. In this instance, it marks a step up in height from 59.25m AOD to 66.61m AOD. This has been introduced to ensure there is a variation in height and some building articulation. Further controls are set out in the Design Codes.

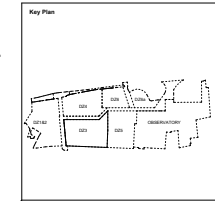
The Maximum Building Footprint above ground is indicated on the plan by blue lines. Any proposed Development Block(s) within the Development Zone cannot be developed outside these blue lines.

A Balcony Oversailing Zone is identified on the frontage of the Development Zone facing onto the High Street, the edge facing DZHA, and the edge facing DZH1, by green shading that sits outside of the Maximum Building Footprint. Within these zones, there is potential for balconies to be constructed and oversail beyond the envelope of the Maximum Building Footprint. These designated Balcony Oversailing Zones cannot be occupied by buildings. Balconies can also come forward outside Balcony Oversailing Zones, but such balconies would have to be located within the Maximum Building Footprint shown on the Parameter Plan PPDZ3(A).

PPDZ3(A) – Development Zone 3 Parameter Plan A



Do not scale from this drawing. All dimensions to be checked on site. All omissions and discrepancies to be reported to the Architect immediately.
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- - - Development Zone Boundary
- Application Boundary
- Max Building Footprint (above ground)
- Height Differential Edge
- - - Development Zone Boundary with a limit of deviation of +/- 2m
- Height Differential
- +XX.XXm Proposed Max. Parameter AOD Level (metres)
- Balcony Oversailing Zone*
- * Cutback required to DZ3 to a minimum height of +8.5m AOD to ensure Key Viewing Corridor* to St Ethelbert's Church Spire is protected.

*Note for definition of 'Balcony Oversailing Zone' refer to Development Specification Document

Planning Submission	10.09.20	EA	A
Planning Submission	28.10.21	EA	A
Description	Date	Dr/Cr/Ch	Rev

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Project
Queensmere Outline Planning Application,
Slough Central

Title
Development Zone 3
Parameter Plan A
PPDZ3(A)

Status
S2

Date: 28.10.21 Scale @ B0 A1 Job Number: 19049

Drawing Number: SLM00-SQP-DZ3-XX-DR-AR-040511 A Revision

PPDZ3(B) – DEVELOPMENT ZONE 3 PARAMETER PLAN B

PPDZ3(B) shows the location of DZ3 within the centre and south of the Site and the same Maximum Building Footprint as is shown on PPDZ3(A) using a blue line.

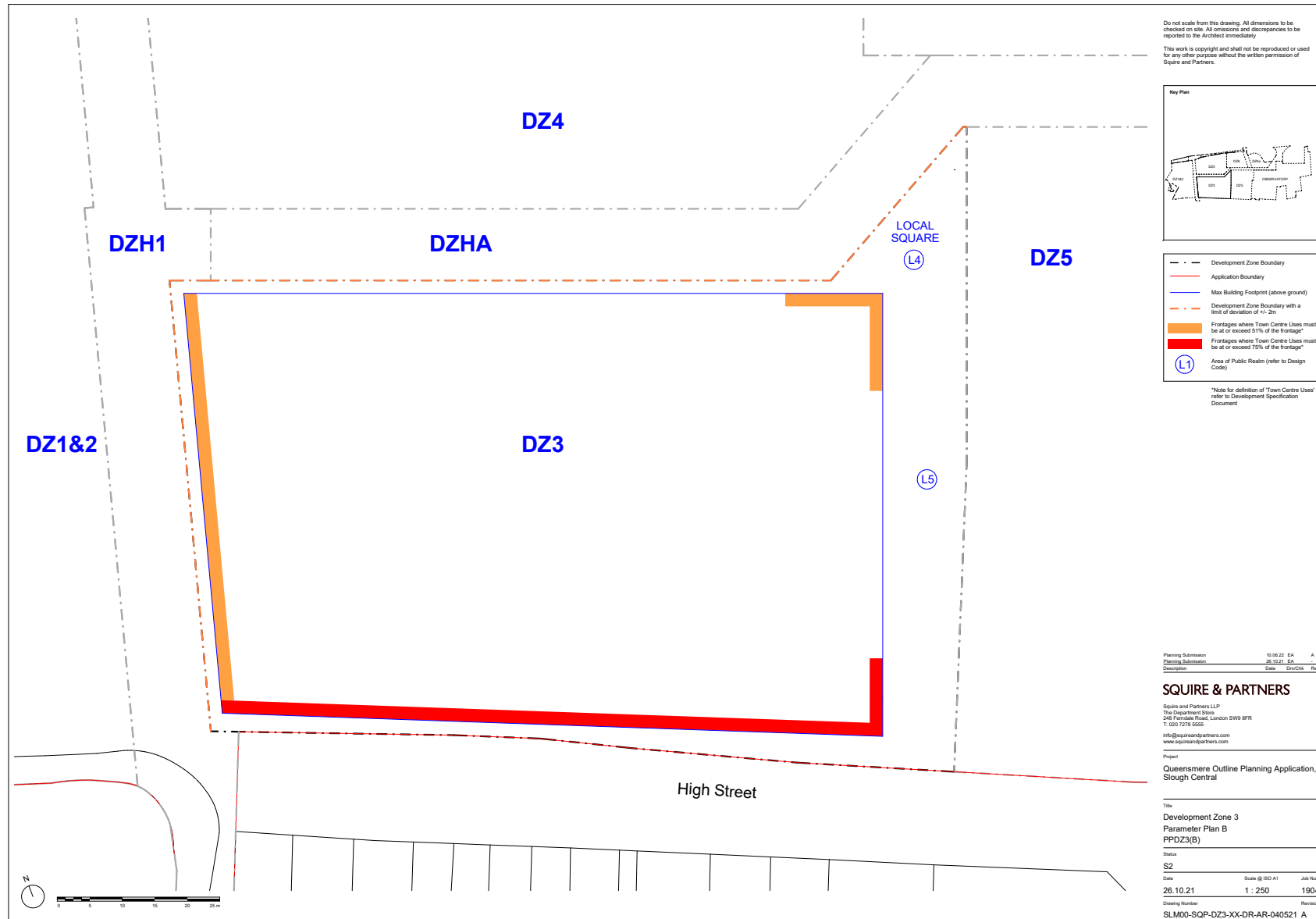
PPDZ3(B) identifies the ground floor frontages where Town Centre Uses must be at or exceed 51% or 75% of the frontage. The definition of Town Centre Uses included in the QM OPA is a bespoke definition. This definition has been produced to provide clarity on what uses will be included in the assessment of 51% or 75% or more 'Town Centre Uses' where the Parameter Plans require 51% or 75% and above of these identified ground floor frontages to be a defined Town Centre Use. Within this bespoke definition, where capitalised, Town Centre Uses include: Class E uses (excluding offices), Class F uses (excluding primary and secondary schools, indoor or outdoor swimming pool or skating rink), Sui Generis uses (including bars, pubs, hot food takeaways and live music venue, cinema) and residential and office entrances.

The frontages where Town Centre Uses must be at or exceed 51% or 75% of the ground floor frontage are identified on the plan using orange and red solid lines respectively. The plan shows that the frontage of this Development Zone that faces DZH1 and the corner that fronts the Local Square, should include 51% or more Town Centre Uses. The frontage along the High Street and easternmost corner should include 75% or more Town Centre Uses. The frontages which do not have this orange or red hatching can still include Town Centre Uses, but there is not a requirement for these frontages to have 51% or 75% or more of their frontage as Town Centre Uses.

PPDZ3(B) also identifies the location of areas of public realm and landscaping. These areas are denoted on the plans using blue letters

and numbers within a blue circle. Within DZ3 the landscaped areas are identified as L4 and L5. These are located between DZ3 and DZ5. The approach to the public realm areas is covered illustratively in both the DAS and the sitewide Illustrative Landscape Plan (ILP). The Design Code provides Mandatory Rules and Design Guidelines to control what could come forward within these public realm and landscaped areas.

PPDZ3(B) – Development Zone 3 Parameter Plan B



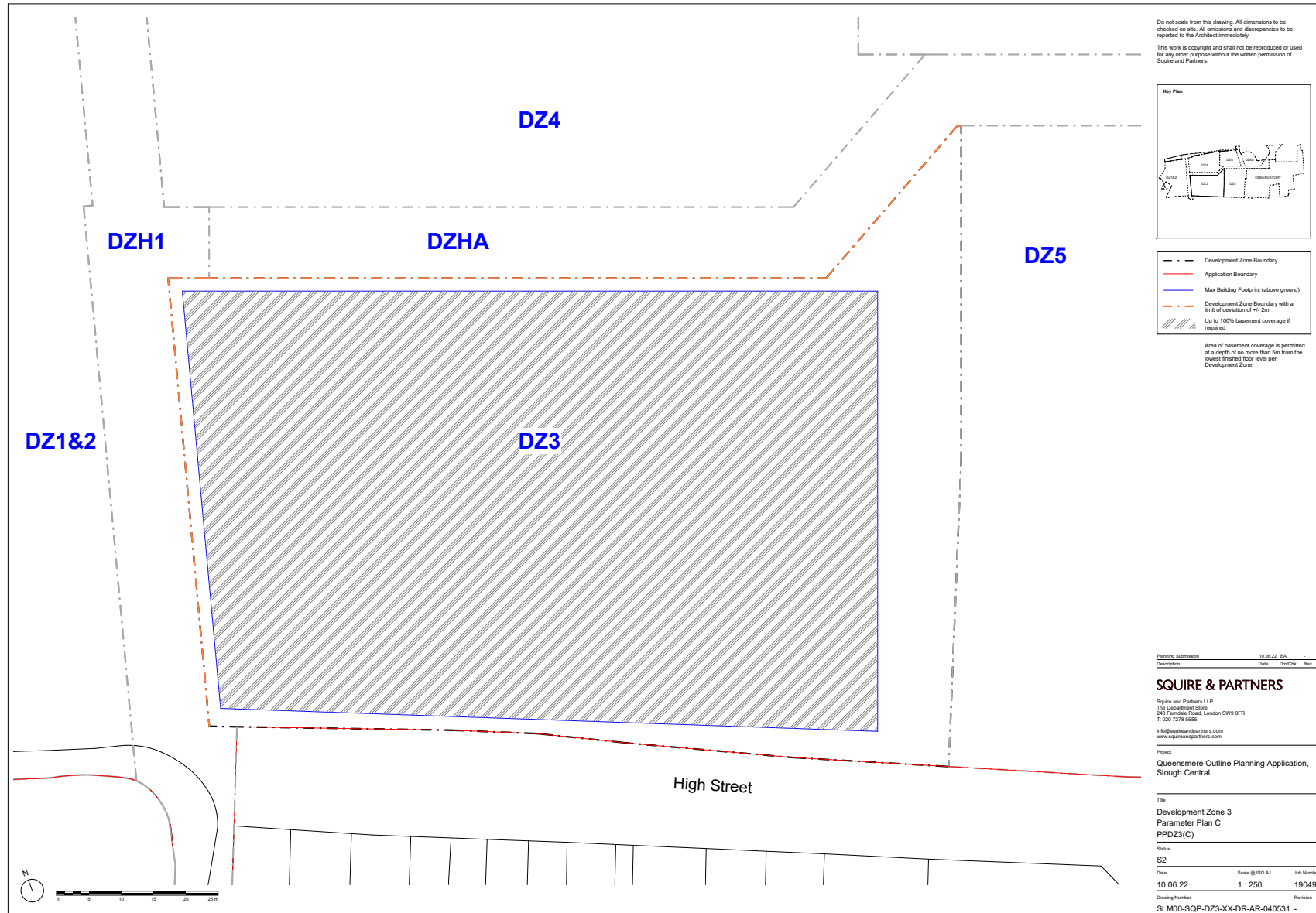
PPDZ3(C) – DEVELOPMENT ZONE 3 PARAMETER PLAN C

PPDZ3(C) shows the location of DZ3 within the south and centre of the Site. The Maximum Building Footprint above ground is indicated on the plan by blue lines. Any proposed Development Block(s) within the Development Zone which come forward cannot be developed outside these blue lines.

For basements below ground level, up to 100% the DZ3 Maximum Building Footprint could be used for a basement. The potential location of the basement(s) is shown in grey hatching.

Basement depths would be no more than 5m below the lowest finished floor level per DZ.

PPDZ3(C) – Development Zone 3 Parameter Plan C



PPDZ4(A) – DEVELOPMENT ZONE 4 PARAMETER PLAN A

PPDZ4(A) shows the location of DZ4 within the north and centre of the Site. The edge of the DZ is marked by a black dashed line. The DZ is adjoined by DZHA to the south, with DZ3 further to the south of this. The DZ is bound by Wellington Street and DZWS to the north, DZH1 and DZ1&2 (beyond) to the west and DZ6 to the east. DZH1 and DZHA which adjoin DZ4 have a Limit of Deviation of +/- 2m. This Limit of Deviation shows that the boundary of DZH1 and DZHA could extend up to 2 metres into the boundary of DZ4 and as such, means that the corresponding DZ4 boundary is flexible to respond to the changing requirements of DZH1 and DZHA. This Limit of Deviation on the edge of DZ4 is shown marked by an orange dashed line.

The Maximum Parameter AOD heights for the relevant parts of the Development Zone are indicated by a red line and annotated number on the Development Zone. Building heights range from 76.36m at the west of the Development Zone to 95.86m AOD at the east (note that the existing ground levels across the site range from +30.5m AOD to +32.4m AOD).

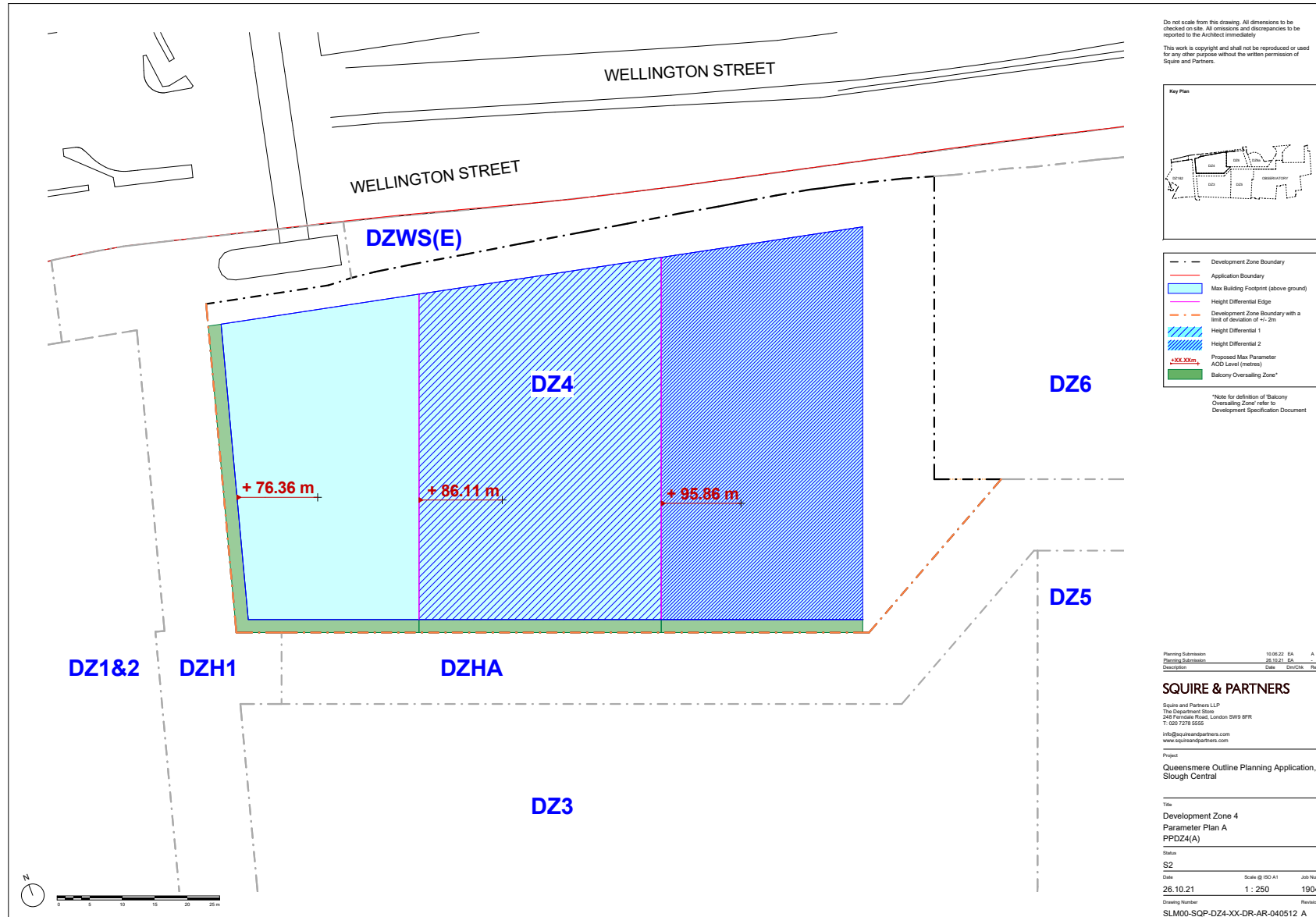
Where maximum permitted heights change within the Development Zone this is denoted by a change in the colour of the relevant part of the Development Zone, with the Maximum Parameter AOD height being applicable to the whole of the relevant shaded part to which it relates. These height differentials show how the Maximum Building Heights in DZ4 step up from 76.36m AOD, to 86.11m AOD, then to 95.86m AOD at its tallest. Where the maximum permitted heights within the Development Zone increase, the two height differentials are shown using a pink line and blue hatching. In this instance one set of blue hatching is used to show height differential 1, then a tighter set of blue hatching is used to show height differential 2. This has been introduced to ensure there is a variation in

height and some building articulation. Further controls are set out in the Design Codes.

The Maximum Building Footprint above ground is indicated on the plan by blue lines. Any proposed Development Block(s) that come forward within a Development Zone cannot be developed outside these blue lines.

A Balcony Oversailing Zone is identified on frontage of the Development Zone facing onto DZHA and DZH1, by green shading that sits outside of the Maximum Building Footprint. Within this zone, there is potential for balconies to be constructed and oversail beyond the envelope of the Maximum Building Footprint. These Balcony Oversailing Zones cannot be occupied by buildings. Balconies can also come forward outside Balcony Oversailing Zones, but such balconies would have to be located within the Maximum Building Footprint shown on the Parameter Plan PPDZ4(A).

PPDZ4(A) – Development Zone 4 Parameter Plan A



PPDZ4(B) – DEVELOPMENT ZONE 4 PARAMETER PLAN B

PPDZ4(B) shows the location of DZ4 within the centre and north of the Site and the same Maximum Building Footprint as is shown on PPDZ4(A) using a blue line.

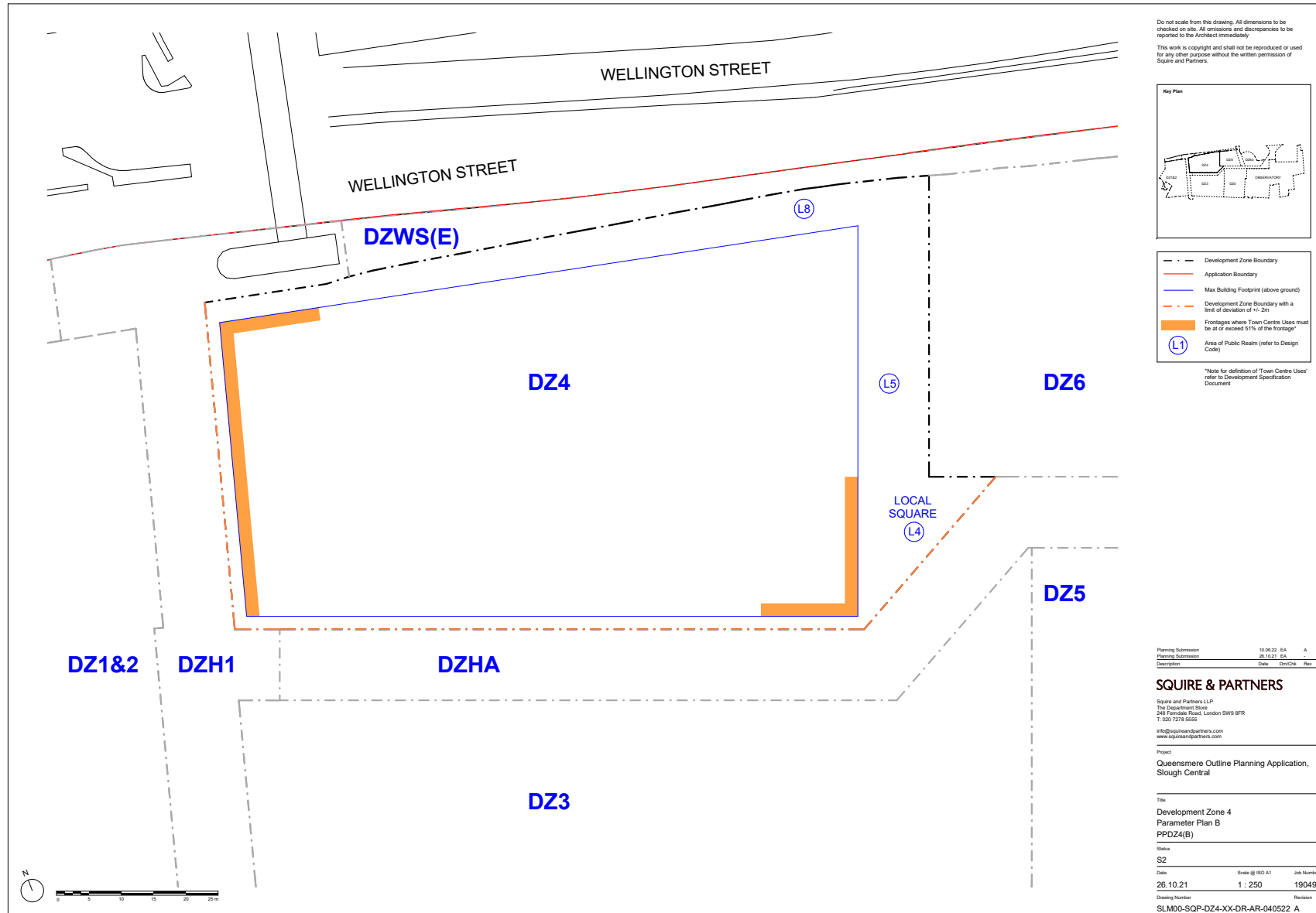
PPDZ4(B) identifies the ground floor frontages where Town Centre Uses must be at or exceed 51% or 75% of the frontage. The definition of Town Centre Uses included in the QM OPA is a bespoke definition. This definition has been produced to provide clarity on what uses will be included in the assessment of 51% or 75% or more 'Town Centre Uses' where the Parameter Plans require 51% or 75% and above of these identified ground floor frontages to be a defined Town Centre Use. Within this bespoke definition, where capitalised, Town Centre Uses include: Class E uses (excluding offices), Class F uses (excluding primary and secondary schools, indoor or outdoor swimming pool or skating rink), Sui Generis uses (including bars, pubs, hot food takeaways and live music venue, cinema) and residential and office entrances.

The frontages where Town Centre Uses must be at or exceed 51% of the ground floor frontage are identified on the plan using an orange solid line. There are no specified frontages which are required to achieve 75% or more Town Centre Uses. The plan shows that the western frontage, the north eastern corner and the south west corner fronting the Local Square of this Development Zone should include 51% or more Town Centre Uses. The frontages which do not have this orange solid line can still include Town Centre Uses, but there is not a requirement for these frontages to have 51% or 75% or more of their frontage as Town Centre Uses.

PPDZ4(B) also identifies the location of areas of public realm and

landscaping. These areas are denoted on the plans using blue letters and numbers within a blue circle. Within DZ4 the landscaped areas are identified as L4, L5 and L8. L4 and L5 are located between DZ4 and DZ6, and L8 is located to the north of the Development Zone, adjacent to DZWS. The approach to the public realm areas is covered illustratively in both the DAS and the sitewide Illustrative Landscape Plan (ILP). The Design Code provides Mandatory Rules and Design Guidelines to control what could come forward within these public realm and landscaped areas.

PPDZ4(B) – Development Zone 4 Parameter Plan B



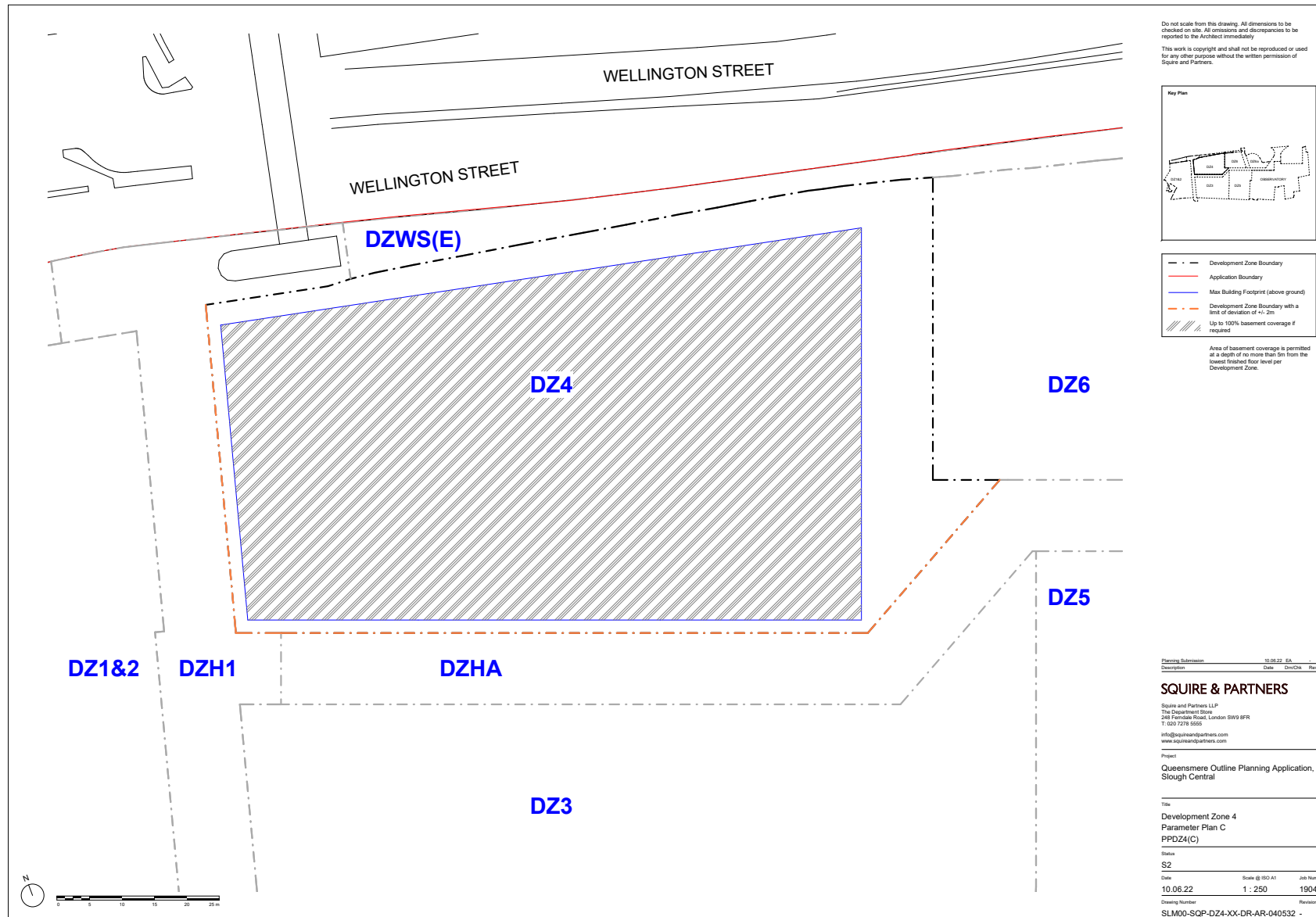
PPDZ4(C) – DEVELOPMENT ZONE 4 PARAMETER PLAN C

PPDZ4(C) shows the location of DZ4 within the centre and north of the Site and the same Maximum Building Footprint as is shown on PPDZ4(A) and (B) using a blue line.

For basements below ground level, up to 100% of the DZ4 Maximum Building Footprint could be used for a basement. The potential location of the basement(s) is shown in grey hatching.

Basement depths would be no more than 5m below the lowest finished floor level per DZ.

PPDZ4(C) – Development Zone 4 Parameter Plan C



PPDZ5(A) – DEVELOPMENT ZONE 5 PARAMETER PLAN A

PPDZ5(A) shows the location of DZ5 within the south eastern corner of the Site. The edge of the DZ is marked by a black dashed line. The DZ is adjoined by DZHA to the north, with DZ6 further to the north. It is bound by the High Street to the south, DZ3 to the west, and on the east is the Observatory Shopping Centre, which sits outside the red line boundary of the QM OPA Site. DZHA which adjoins DZ5 has a Limit of Deviation of +/- 2m. This Limit of Deviation shows that the boundary of DZHA could extend up to 2 metres into the boundary of DZ5 and as such, means that the corresponding DZ5 boundary is flexible to respond to the changing requirements of DZHA. This Limit of Deviation on the edge of DZ5 is shown marked by an orange dashed line.

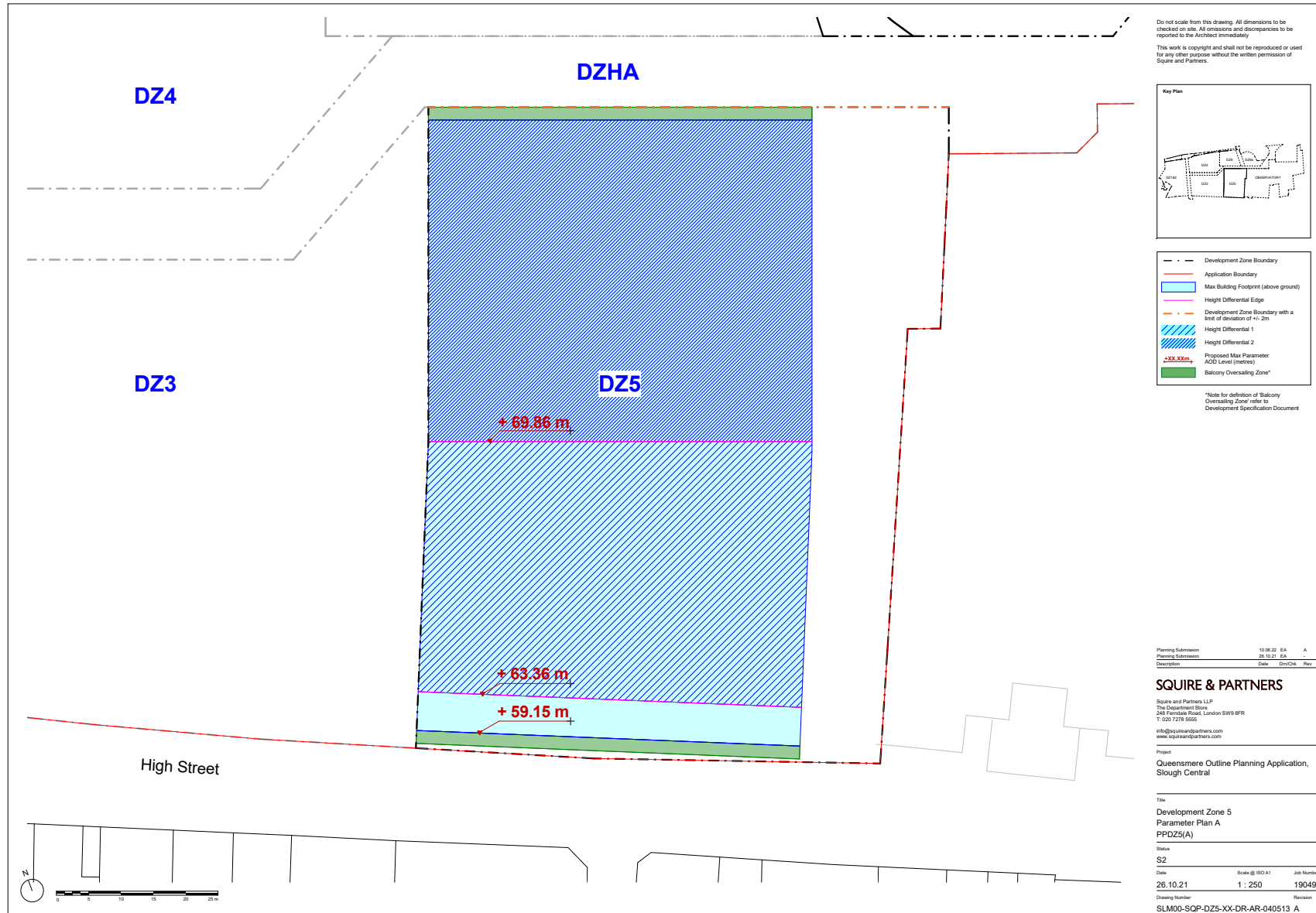
The Maximum Parameter AOD heights for the relevant parts of the Development Zone are indicated by a red line and annotated number on the Development Zone. Building heights range from 59.15m at the south of the Development Zone to 68.96m AOD at the north. Where maximum permitted heights change within a Development Zone this is denoted by a change in the colour of the relevant part of the Development Zone, with the Maximum Parameter AOD height being applicable to the whole of the relevant shaded part to which it relates. These height differentials show how the Maximum Building Heights in DZ5 step up from 59.15m AOD facing the High Street, to 63.36m AOD set back from the High Street, then to 69.86m AOD at its tallest at the northern part of the block. Where the maximum permitted heights within the Development Zone increase, the two height differentials are shown using a pink line and blue hatching. In this instance one set of blue hatching is used to show height differential 1, then a tighter set of blue hatching is used to show height differential 2. This has been introduced to ensure there is a variation in height and some

building articulation. Further controls are set out in the Design Codes.

The Maximum Building Footprint above ground is indicated on the plan by blue lines. Any proposed Development Block(s) which come forward within the Development Zone cannot be developed outside these blue lines.

A Balcony Oversailing Zone is identified on frontage of the Development Zone facing onto DZHA and on the south facing the High Street, by green shading that sits outside of the Maximum Building Footprints. Within this zone, there is potential for balconies to be constructed and oversail beyond the envelope of the Maximum Building Footprint. These designated Balcony Oversailing Zones cannot be occupied by buildings. Balconies can also come forward outside Balcony Oversailing Zones, but such balconies would have to be located within the Maximum Building Footprint shown on the Parameter Plan PPDZ5(A).

PPDZ5(A) – Development Zone 5 Parameter Plan A



PPDZ5(B) – DEVELOPMENT ZONE 5 PARAMETER PLAN B

PPDZ5(B) shows the location of DZ5 within the south eastern corner of the Site and the Maximum Building Footprint is shown using a blue line, as is shown on PPDZ5(A).

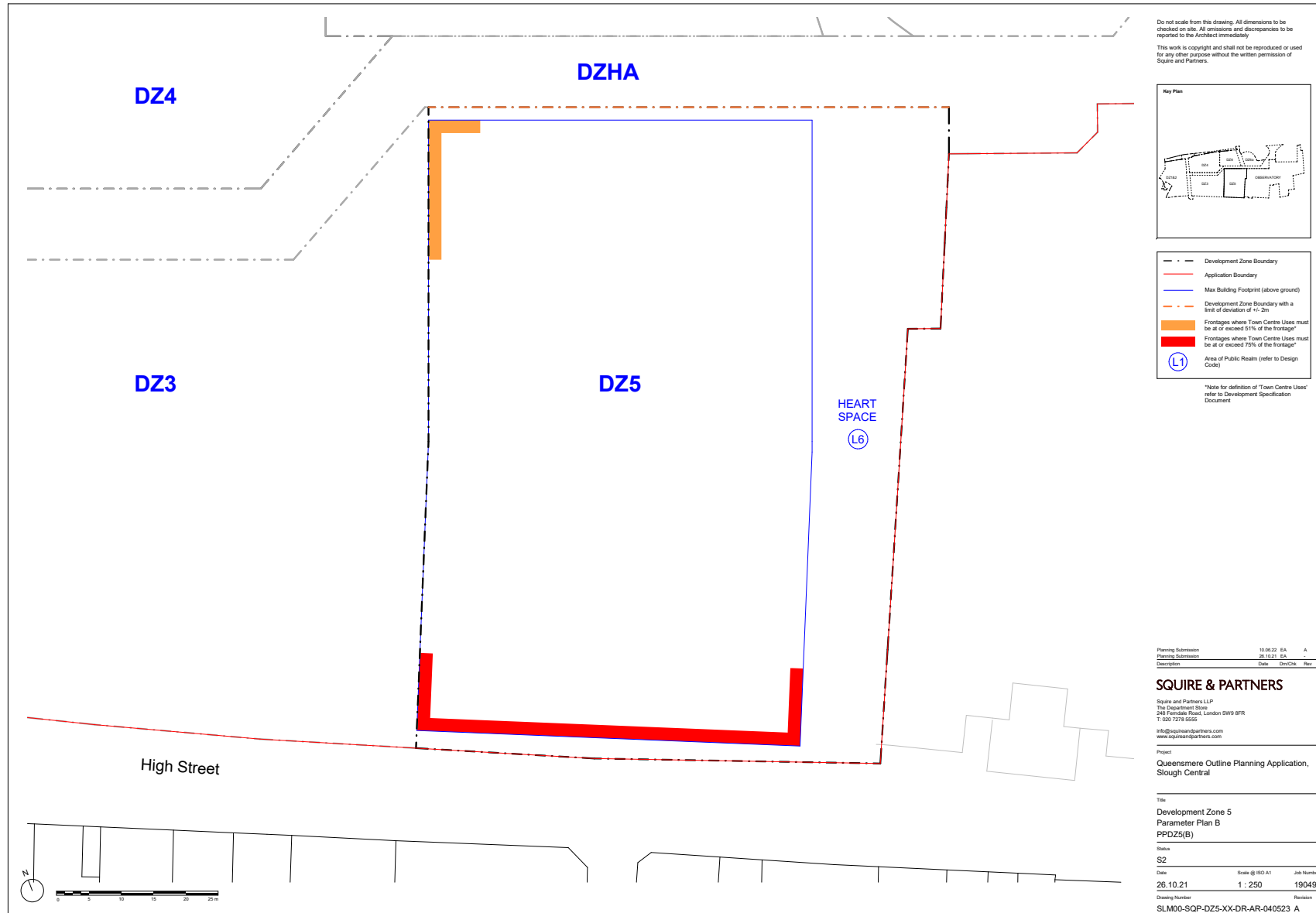
PPDZ5(B) identifies the ground floor frontages where Town Centre Uses must be at or exceed 51% or 75% of the frontage. The definition of Town Centre Uses included in the QM OPA is a bespoke definition. This definition has been produced to provide clarity on what uses will be included in the assessment of 51% or 75% or more 'Town Centre Uses' where the Parameter Plans require 51% or 75% and above of these identified ground floor frontages to be a defined Town Centre Use. Within this bespoke definition, where capitalised, Town Centre Uses include: Class E uses (excluding offices), Class F uses (excluding primary and secondary schools, indoor or outdoor swimming pool or skating rink), Sui Generis uses (including bars, pubs, hot food takeaways and live music venue, cinema) and residential and office entrances.

The frontages where Town Centre Uses must be at or exceed 51% or 75% of the ground floor frontage are identified on the plan using an orange and red hatching respectively. The plan shows that the southern frontage facing the High Street, and associated corners, should include 75% or more Town Centre Uses. The north western corner of this Development Zone should include 51% or more Town Centre Uses. The frontages which do not have this orange or red hatching can still include Town Centre Uses, but there is not a requirement for these frontages to have 51% or 75% or more of their frontage as Town Centre Uses.

PPDZ5(B) also identifies the location of areas of public realm and landscaping. These areas are denoted on the plans using blue letters

and numbers within a blue circle. Within DZ5 the landscaped areas is L6, located between DZ5 and the Observatory Shopping Centre. The approach to the public realm areas is covered illustratively in both the DAS and the sitewide Illustrative Landscape Plan (ILP). The Design Code provides Mandatory Rules and Design Guidelines to control what could come forward within these public realm and landscaped areas.

PPDZ5(B) – Development Zone 5 Parameter Plan B



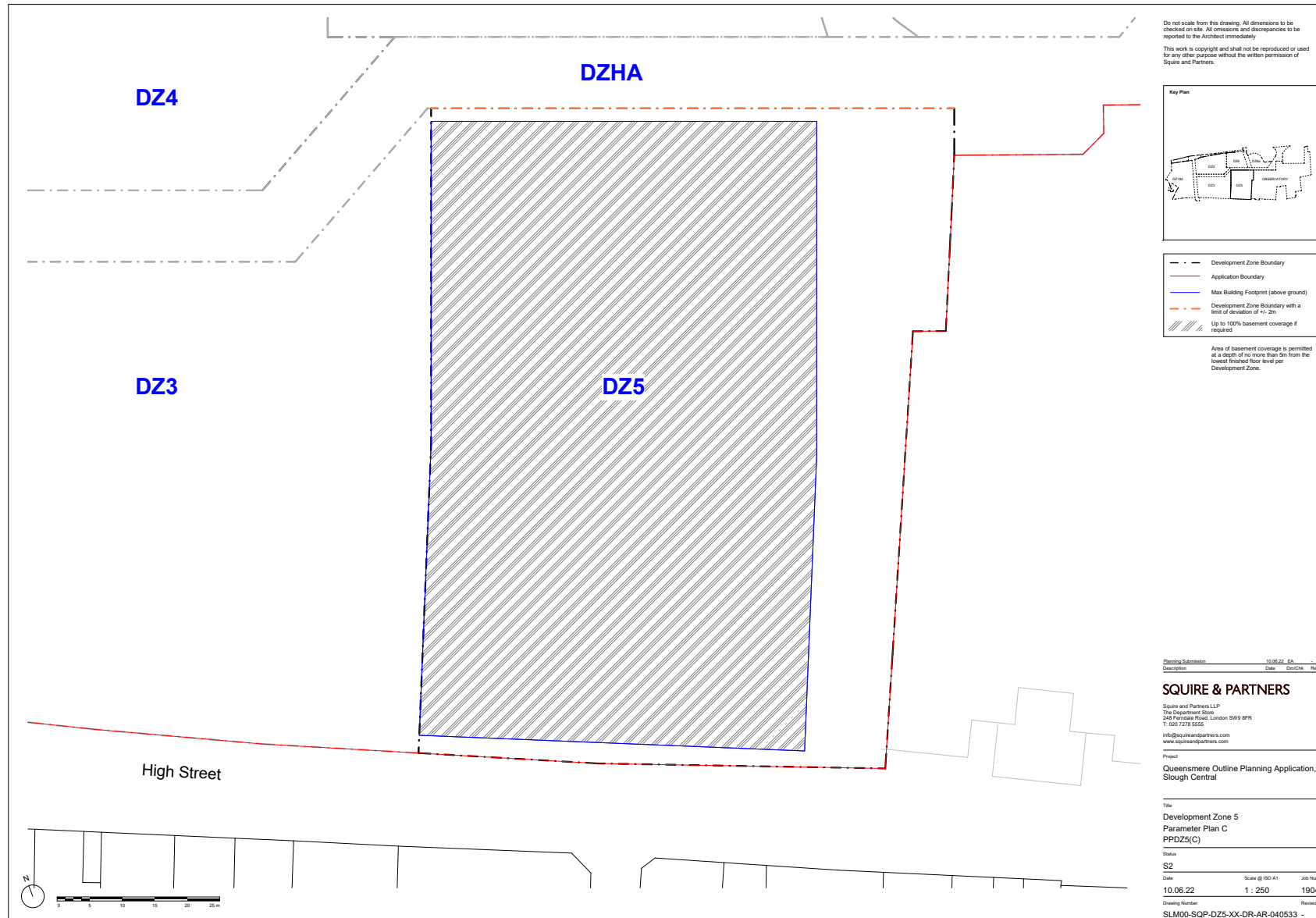
PPDZ5(C) – DEVELOPMENT ZONE 5 PARAMETER PLAN C

PPDZ5(C) shows the location of DZ5 within the south eastern corner of the Site and the Maximum Building Footprint is shown using a blue line, as is shown on PPDZ5 (A) and (B).

For basements below ground level, up to 100% of the DZ5 Maximum Building Footprint could be used for a basement. The potential location of the basement(s) is shown in grey hatching.

Basement depths would be no more than 5m below the lowest finished floor level per DZ.

PPDZ5(C) – Development Zone 5 Parameter Plan C



PPDZ6(A) – DEVELOPMENT ZONE 6 PARAMETER PLAN A

PPDZ6(A) shows the location of DZ6 at the north of the Site, nearing the eastern edge. The edge of the DZ is marked by a black dashed line. The DZ is adjoined by DZHA to the south, with DZ5 further to the south of this. Wellington Street and DZWS adjoin the DZ to the north. DZ4 is to the west and DZHB is on the east, with DZ6a further to the east.

DZHA and DZHB which adjoin DZ6 have a Limit of Deviation of +/- 2m. This Limit of Deviation shows that the boundary of DZHA and DZHB could extend up to 2 metres into the boundary of DZ6 and as such, means that the corresponding DZ6 boundary is flexible to respond to the changing requirements of DZHA and DZHB. This Limit of Deviation on the edge of DZ6 is shown marked by an orange dashed line. It should be noted that the Limit of Deviation only applies to the eastern and southern boundaries of DZ6.

A chamfer/cutback (as required) is provided to the north east corner of DZ6 to a minimum height of +39.36m AOD (equating to approximately 7m) to facilitate highways visibility for vehicles exiting the site via Queensmere Road.

The Maximum Parameter AOD heights for the relevant parts of the Development Zone are indicated by a red line and annotated number on the Development Zone.

Where maximum permitted heights change within a Development Zone this is denoted by a change in the colour of the relevant part of the Development Zone, with the Maximum Parameter AOD height being applicable to the whole of the relevant shaded part to which it relates. These height differentials, shown in red, show how the Maximum Building Heights in DZ6 step up from 73.11m on the east to 95.86m AOD on the west

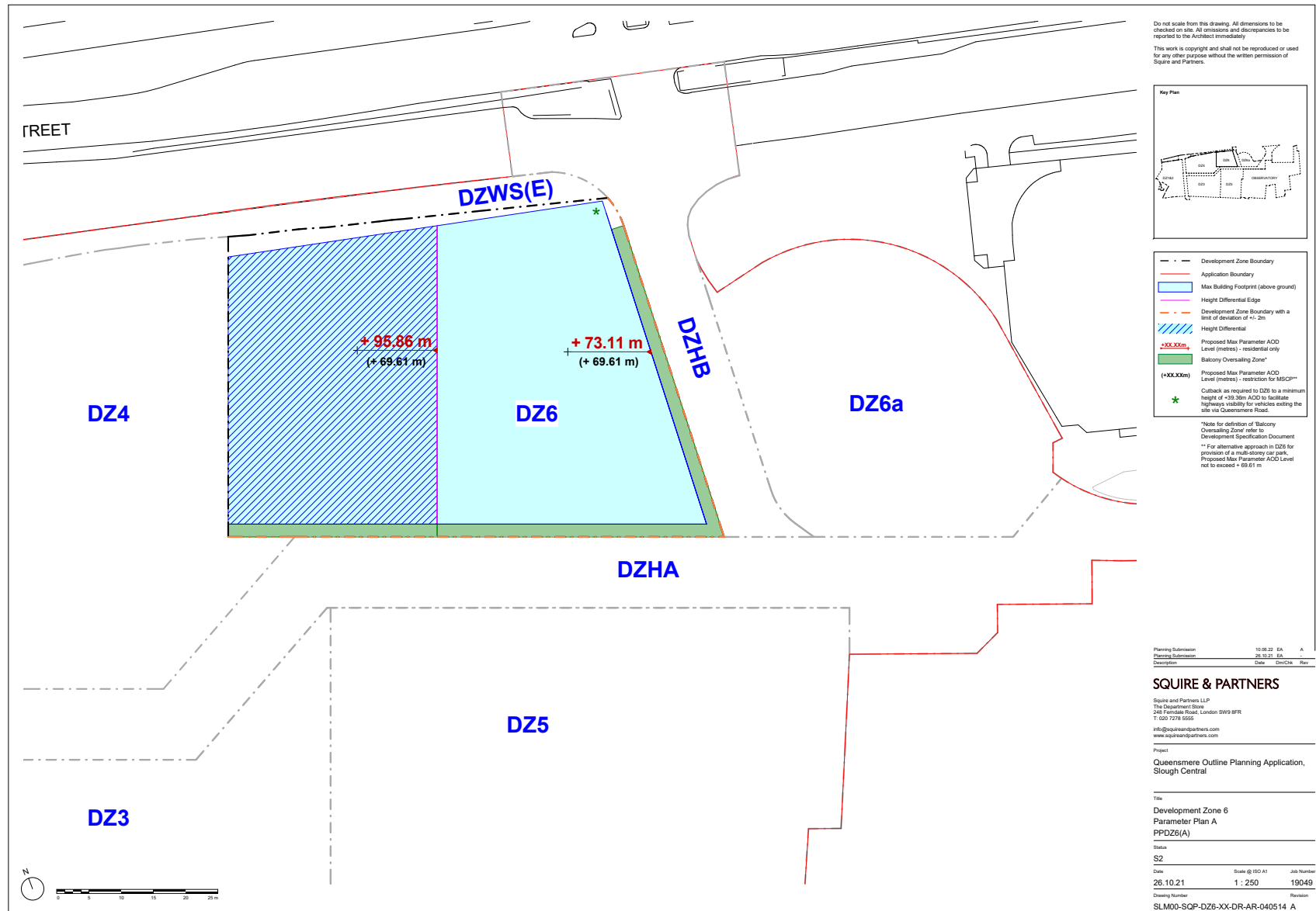
(note that the existing ground levels across the site range from +30.5m AOD to +32.4m AOD). Where the maximum permitted heights within the Development Zone increase, the height differential is shown using a pink line and blue hatching. This has been introduced to ensure there is a variation in height and some building articulation. Further controls are set out in the Design Codes.

The maximum AOD height for the MSCP scenario for DZ6 is shown in black in brackets, with a maximum permitted height of 69.61m AOD.

The Maximum Building Footprint above ground is indicated on the plan by blue lines. Any proposed Development Block(s) within the Development Zone cannot be developed outside these blue lines.

Balcony Oversailing Zones are identified on the frontages of the Development Zone facing onto DZHA and DZHB by green shading that sits outside of the Maximum Building Footprint. Within this zone, there is potential for balconies to be constructed and oversail beyond the envelope of the Maximum Building Footprint. These designated Balcony Oversailing Zones cannot be occupied by buildings. Balconies can also come forward outside Balcony Oversailing Zones, but such balconies would have to be located within the Maximum Building Footprint shown on the Parameter Plan PPDZ6(A).

PPDZ6(A) – Development Zone 6 Parameter Plan A



PPDZ6(B) – DEVELOPMENT ZONE 6 PARAMETER PLAN B

PPDZ6(B) shows the location of DZ6 within the north eastern corner of the Site and the Maximum Building Footprint is shown using a blue line, as is shown on PPDZ6(A).

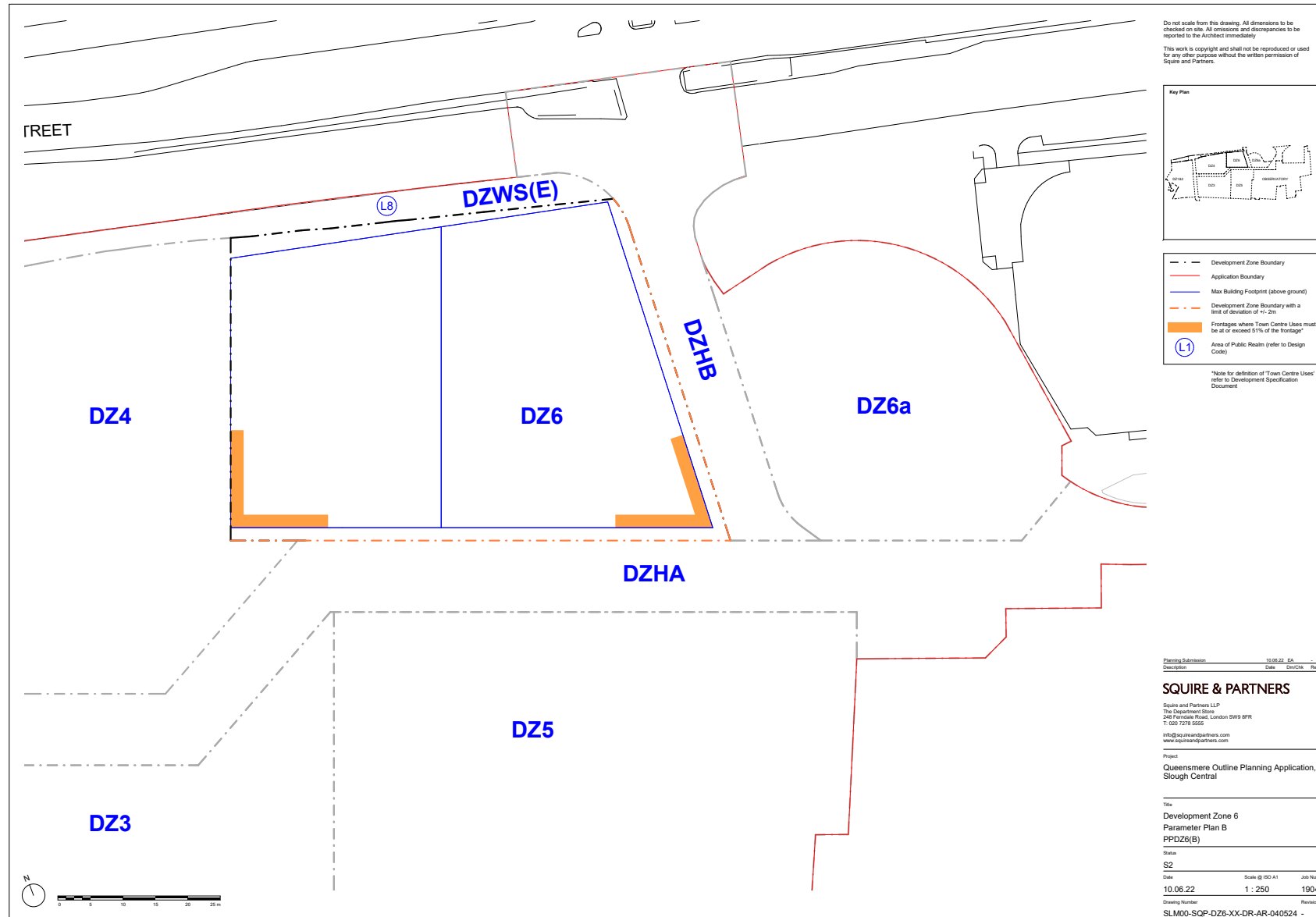
PPDZ6(B) identifies the ground floor frontages where Town Centre Uses must be at or exceed 51% or 75% of the frontage. The definition of Town Centre Uses included in the QM OPA is a bespoke definition. This definition has been produced to provide clarity on what uses will be included in the assessment of 51% or 75% or more 'Town Centre Uses' where the Parameter Plans require 51% or 75% and above of these identified ground floor frontages to be a defined Town Centre Use. Within this bespoke definition, where capitalised, Town Centre Uses include: Class E uses (excluding offices), Class F uses (excluding primary and secondary schools, indoor or outdoor swimming pool or skating rink), Sui Generis uses (including bars, pubs, hot food takeaways and live music venue, cinema) and residential and office entrances.

The frontages where Town Centre Uses must be at or exceed 51% is identified on the plan using an orange solid lines. There are no specified frontages which are required to achieve 75% or more Town Centre Uses. The plan shows that the south west and south east corners of DZ6 should include 51% or more Town Centre Uses. The frontages which do not have this orange solid lines can still include Town Centre Uses, but there is not a requirement for these frontages to have 51% or 75% or more of their frontage as Town Centre Uses.

PPDZ6(B) also identifies the location of areas of public realm and landscaping. These areas are denoted on the plans using blue letters

and numbers within a blue circle. Within DZ6(B) the landscaped area is L8, located along the northern boundary of the Development Zone. The approach to the public realm areas is covered illustratively in both the DAS and the sitewide Illustrative Landscape Plan (ILP). The Design Code provides Mandatory Rules and Design Guidelines to control what could come forward within these public realm and landscaped areas.

PPDZ6(B) – Development Zone 6 Parameter Plan B



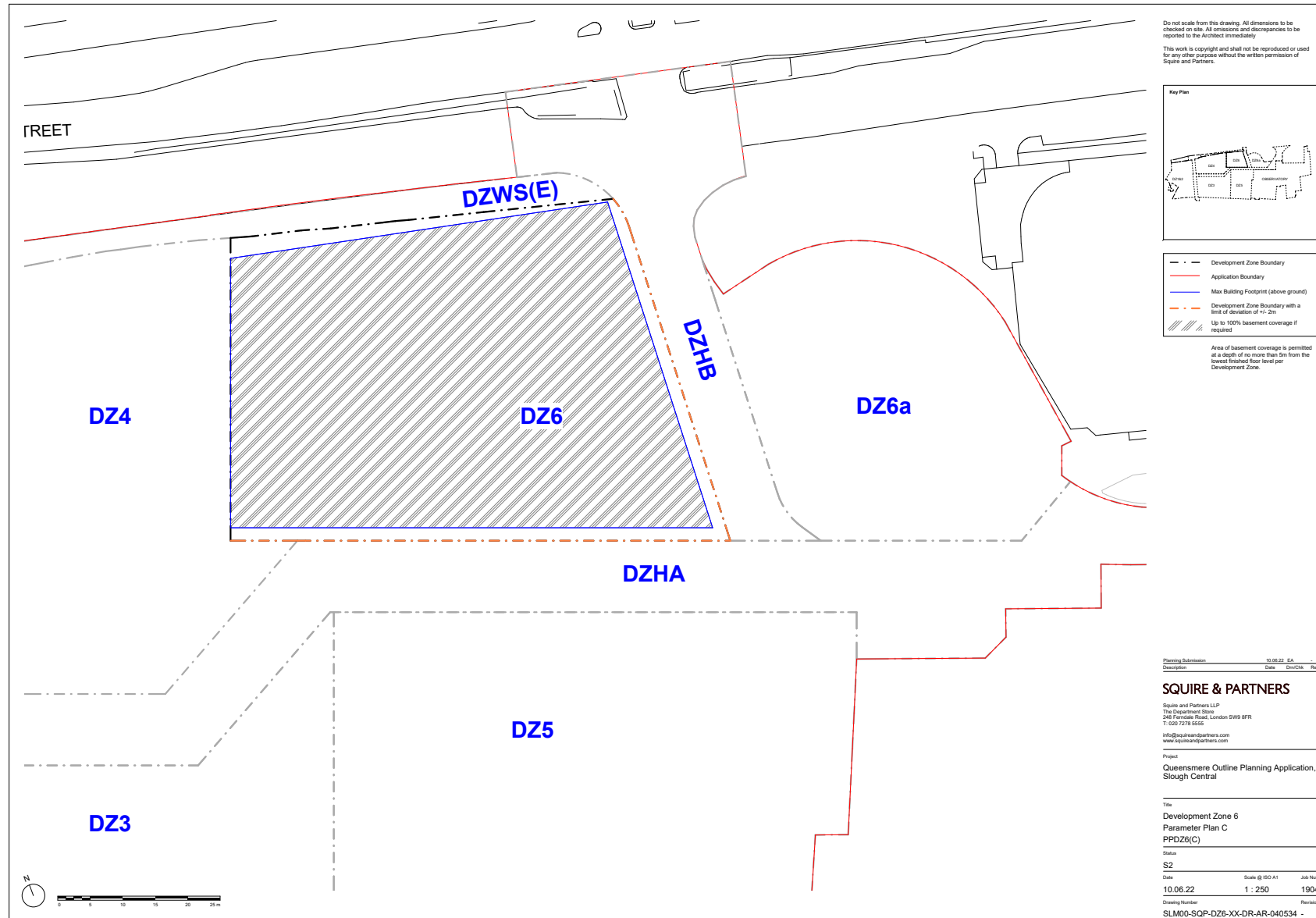
PPDZ6(C) – DEVELOPMENT ZONE 6 PARAMETER PLAN C

PPDZ6(C) shows the location of DZ6 within the north eastern corner of the Site and the Maximum Building Footprint is shown using a blue line, as is shown on PPDZ6 (A) and (B).

For basements below ground level, up to 100% of the DZ6 Maximum Building Footprint could be used for a basement. The potential location of the basement(s) is shown in grey hatching.

Basement depths would be no more than 5m below the lowest finished floor level per DZ.

PPDZ6(C) – Development Zone 6 Parameter Plan C



PPDZ6A(A) – DEVELOPMENT ZONE 6A PARAMETER PLAN A

PPDZ6a(A) shows the location of DZ6a at the north eastern corner of the Site. The edge of the DZ is marked by a black dashed line. The DZ is adjoined by DZHB to the west and DZHA to the south. On all other sides, the DZ is surrounded by areas outside the QM OPA, including parts of Wellington Street to the north, the HTC Building to the east and the Observatory Shopping Centre to the south.

DZHA and DZHB which adjoin DZ6a have a Limit of Deviation of +/- 2m. This Limit of Deviation shows that the boundary of DZHA and DZHB could extend up to 2 metres into the boundary of DZ6a and as such, means that the corresponding DZ6a boundary is flexible to respond to the changing requirements of DZHA and DZHB. This Limit of Deviation on the edge of DZ6a is shown marked by an orange dashed line.

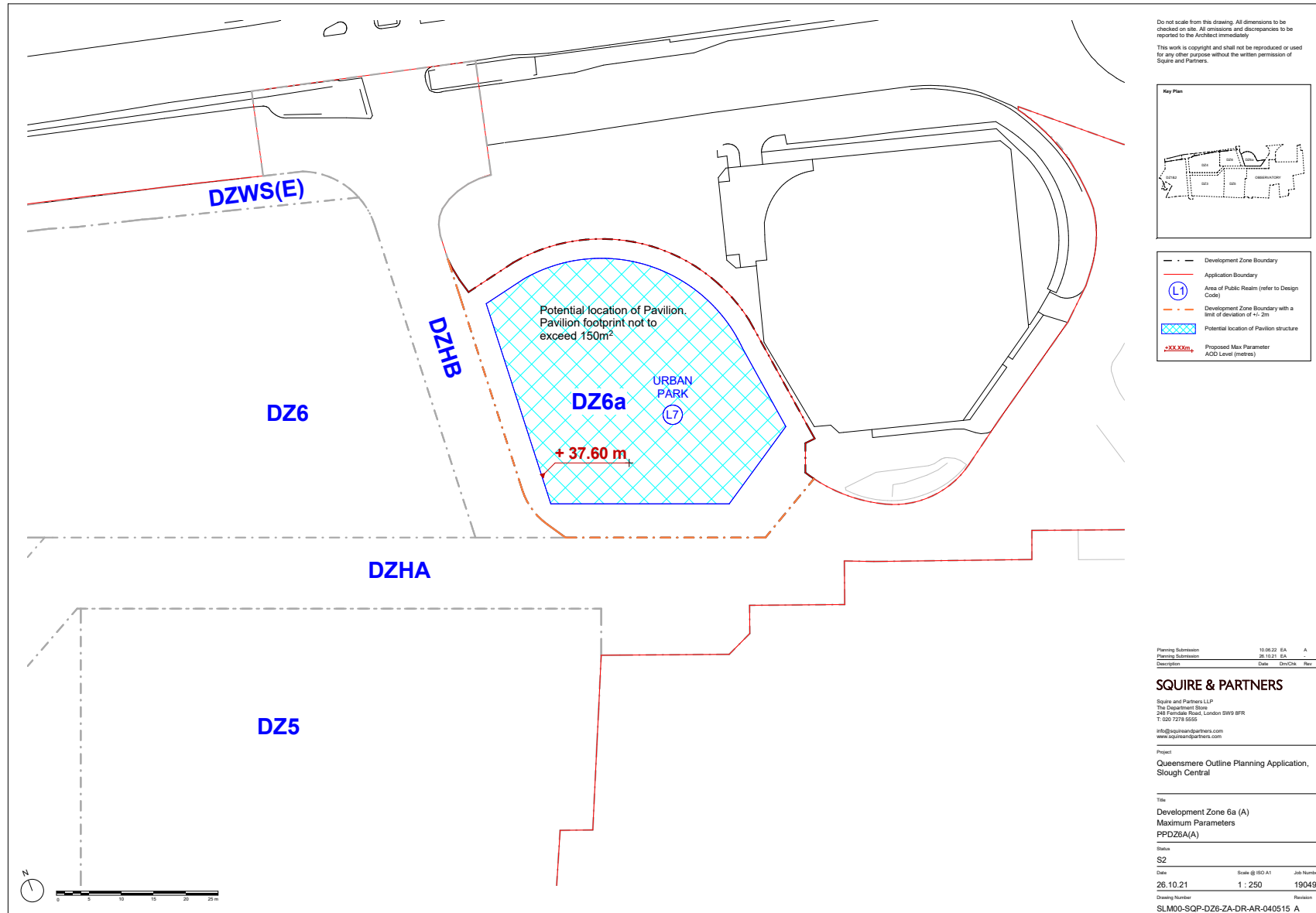
The Maximum Parameter AOD heights for the Development Zone are indicated by a red line and annotated number on the Development Zone. Maximum heights permitted in this Development Zone are 37.60m AOD. The building heights and massing are controlled further through the Design Codes.

On PPDZ6a(A) a dark blue line filled with light blue crosshatching is used to show the area within which a pavilion building could be located. The footprint of the pavilion building will not exceed 150 sqm, and the total floorspace of the building will not exceed 300sqm, therefore allowing the potential for the pavilion to be two storeys. The pavilion building could be used for Use Class E (excluding offices) & F (excluding primary and secondary schools, indoor or outdoor swimming pool or skating rink) or approved Sui Generis uses (Pub / Bar / Hot Food Takeaway).

The plan also identifies the location of areas of public realm and landscaping. These areas are denoted on the plans using blue letters and numbers within a blue circle. Within DZ6a the landscaped areas is L7, which is located within the area identified as suitable for a pavilion building. In this instance, there is flexibility sought for where the potential pavilion building could come forward within the identified blue area and where the landscaped public realm would be positioned. Both will be located within the hatched area identified in DZ6a, but final details will be agreed at the RMA stages. The space outside the blue hatched area would be used for public realm. The approach to the public realm areas is covered illustratively in both the DAS and the sitewide Illustrative Landscape Plan (ILP). The Design Code provides Mandatory Rules and Design Guidelines to control what could come forward within these public realm and landscaped areas.

PPDZ6A(A) is one option for how DZ6A could be developed and is interchangeable with PPDZ6A(B) i.e. only one of these options will come forward within DZ6A, not both.

PPDZ6a(A) – Development Zone 6A Parameter Plan A



PPDZ6A(B) – DEVELOPMENT ZONE 6A PARAMETER PLAN B

PPDZ6a(B) shows the location of DZ6a at the north eastern corner of the Site. The edge of the DZ is marked by a black dashed line. The DZ is adjoined by DZHB to the west and DZHA to the south. On all other sides, the DZ is surrounded by areas outside the QM OPA, including parts of Wellington Street to the north, the HTC Building to the east and the Observatory Shopping Centre to the south.

DZHA and DZHB which adjoin DZ6a have a Limit of Deviation of +/- 2m. This Limit of Deviation shows that the boundary of DZHA and DZHB could extend up to 2 metres into the boundary of DZ6a and as such, means that the corresponding DZ6a boundary is flexible to respond to the changing requirements of DZHA and DZHB. This Limit of Deviation on the edge of DZ6a is shown marked by an orange dashed line.

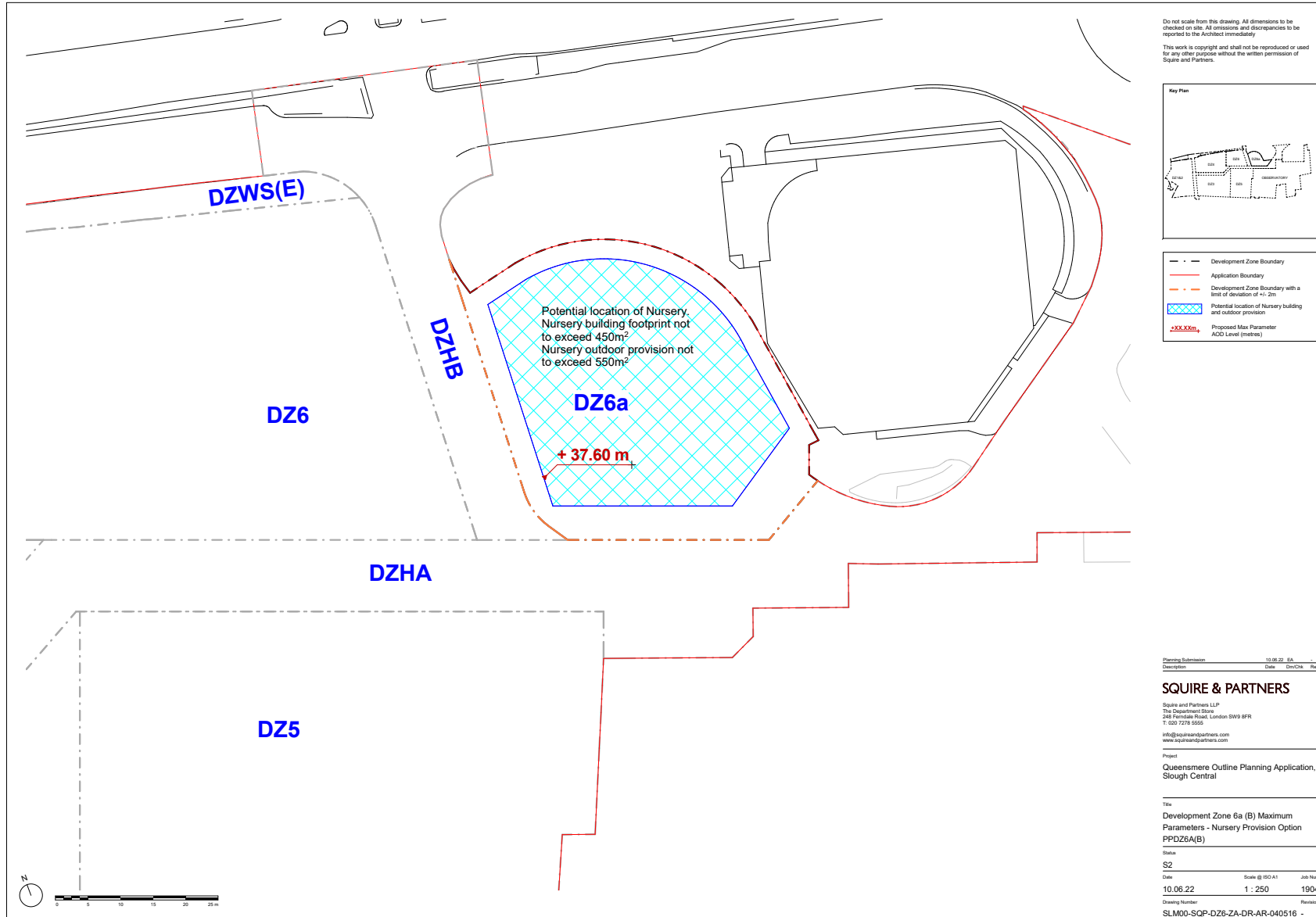
The Maximum Parameter AOD heights for the Development Zone are indicated by a red line and annotated number. Maximum heights permitted for this Development Zone are 37.60m AOD. The building heights and massing are controlled further through the Design Codes.

On PPDZ6a(B) a dark blue line filled with light blue crosshatching is used to show the area within which a nursery building and associated outdoor area could be located. The footprint of the nursery building will not exceed 450 sqm and the outdoor space will not exceed 550 sqm. The nursery building would fall within Use Class F (excluding primary and secondary schools, indoor or outdoor swimming pool or skating rink).

PPDZ6A(B) is one option for how DZ6A could be developed and is interchangeable with PPDZ6A(A) i.e. only one of these options will come

forward within DZ6A, not both.

PPDZ6a(B) – Development Zone 6A Parameter Plan B



PPDZWS – DEVELOPMENT ZONE WS – WELLINGTON STREET (EAST & WEST) PARAMETER PLAN

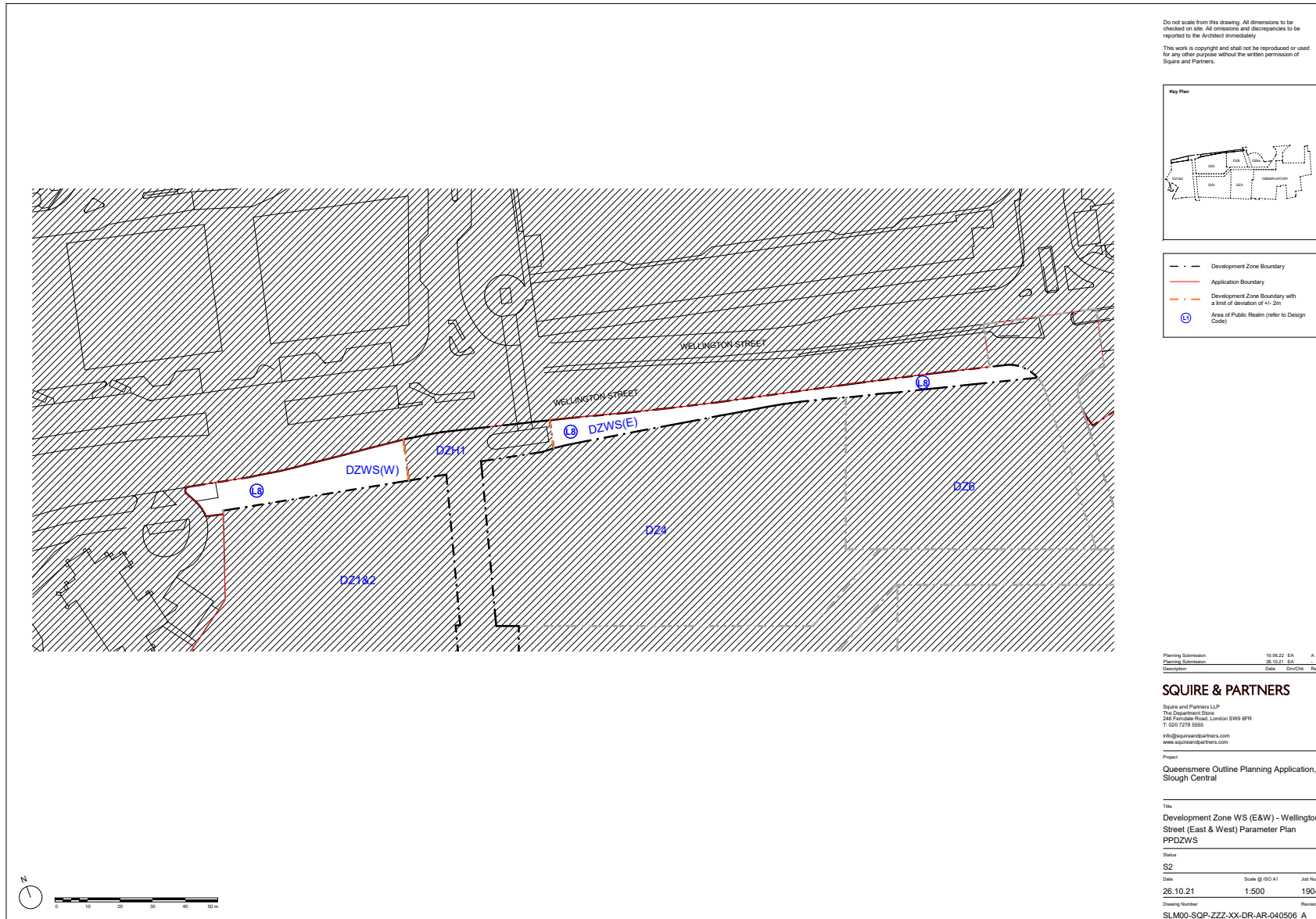
PPDZWS shows the location of DZWS running along the northern edge of the Site. DZWS is split in to two (east & west) by DZH1. The edge of the DZ is marked by a black dashed line. The DZ is adjoined by DZH1, DZ1&2, DZ4 and DZ6 to the south.

PPDZWS does not include any Development Blocks, as there are no buildings proposed in this DZ. The purpose of this DZ is to identify an area which can be used for landscaping and public realm, and to create an area which responds to Wellington Street as well as the built form that will come forward on the DZs to the south. It will have a direct interface with the primary point of access to the Site (DZH1).

The plan identifies the location of areas of public realm and landscaping. These areas are denoted on the plan using blue letters and numbers within a blue circle. Within DZWS the landscaped area is L8 and this is located throughout the DZ. The approach to the public realm areas is covered illustratively in both the DAS and the site wide Illustrative Landscape Plan (ILP). The Design Code provides Mandatory Rules and Design Guidelines to control what could come forward within these public realm and landscaped areas.

A dashed orange line shows the Limit of Deviation of +/- 2m on the eastern and western edge of DZH1. This shows that the edge of DZH1 could extend up to 2 metres into the neighbouring DZWS.

PPDZWS – Development Zone WS – Wellington Street (East & West) Parameter Plan



PPDZH1 – DEVELOPMENT ZONE HIGHWAYS 1 PARAMETER PLAN

PPDZH1 shows the location of DZH1 running in a one way direction south through the Site, between DZWS, DZ1&2, DZ4, DZHA and DZ3 and adjoining the High Street to the south. All vehicles and cyclists can exit to the east via DZHA, and selected/controlled vehicles and cyclists can continue south to the High Street. The edge of the DZ is marked by a black dashed line.

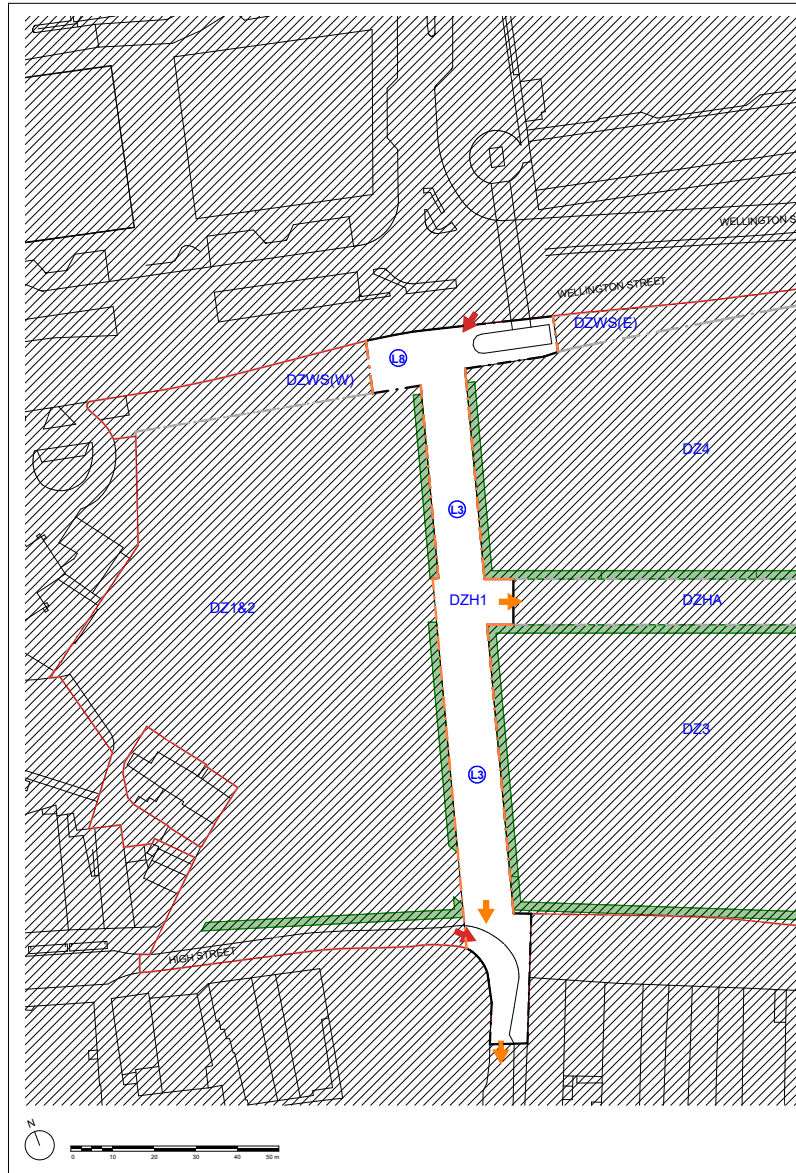
A dashed orange line shows the Limit of Deviation of +/- 2m on the eastern and western edges of DZH1. This shows that the edge of DZH1 could extend up to 2 metres into the neighbouring DZs of DZ1&2, DZ3, DZ4 and DZWS (E&W).

Balcony Oversailing Zones are identified on eastern and western sides of DZH1 by areas of green shading. These Balcony Oversailing Zones are the Balcony Oversailing Zones shown on the corresponding Parameter Plans for DZ1&2, DZ3 and DZ4. They show the areas of land where there is potential for balconies to be constructed and oversail beyond the envelope of the Maximum Building Footprint of the corresponding DZs. These designated Balcony Oversailing Zones cannot be occupied by buildings.

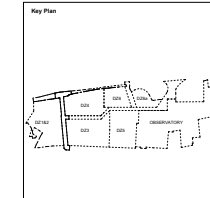
PPDZH1 does not include any Development Blocks, as there are no buildings proposed in this DZ. The purpose of this DZ is to identify an area which can be used for pedestrian, cyclist and vehicular movement through the Site.

Orange and red arrows are used to show the direction of traffic flow, with a red arrow showing access to DZH1 from Wellington Street and an orange arrow showing egress onto the High Street/Church Street junction. The arrows also indicate access from the High Street and egress into DZHA.

PPDZH1 – Development Zone Highways 1 Parameter Plan



Do not scale from this drawing. All dimensions to be checked on site. All omissions and discrepancies to be reported to the Architect immediately.
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- Development Zone Boundary
- Application Boundary
- - - Development Zone Boundary with a limit of deviation of +/- 2m
- Permitted Adjacent Balcony Oversailing*
- ← Vehicle Movement - Access
- Vehicle Movement - Egress
- Ⓛ Area of Public Realm (refer to Design Code)

Note:
If limit of deviation is utilized, balcony oversailing is permitted in adjacent Development Zones as illustrated in green. For further details, refer to relevant (A) type Development Zone Parameter Plan.

*Note for definition of 'Balcony Oversailing' refer to Development Specification Document

Planning Submission: 10.06.22_EA
Description: Date: DW/CA/ Rev:

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Project:
Queensmere Outline Planning Application,
Slough Central

Title:
Development Zone Highways 1
Parameter Plan
PPDZH1

Status:
S2
Date: 10.06.22 Scale: @ 100:1 Job Number: 19049
Drawing Number: SLM00-SQP-ZZZ-XX-DR-AR-040517 - Revision:

PPDZHA – DEVELOPMENT ZONE HA PARAMETER PLAN

PPDZHA shows the location of DZHA running through the centre of the Site, starting at DZH1 and running eastwards. When it reaches DZ6a, DZHA becomes two way along Queensmere Road and up to the HTC roundabout with access/egress on to Wellington Street. The edge of the DZ is marked by a black dashed line. The DZ is adjoined by DZH1 to the west, DZ4, DZ6 and DZ6a to the north and DZ3 and DZ5 to the south.

A dashed orange line shows the Limit of Deviation of +/- 2m on the northern and southern edge of DZHA. This shows that the edge of DZHA could extend up to 2 metres into the neighbouring DZs of DZ3, DZ4, DZ5, DZ6 and DZ6a.

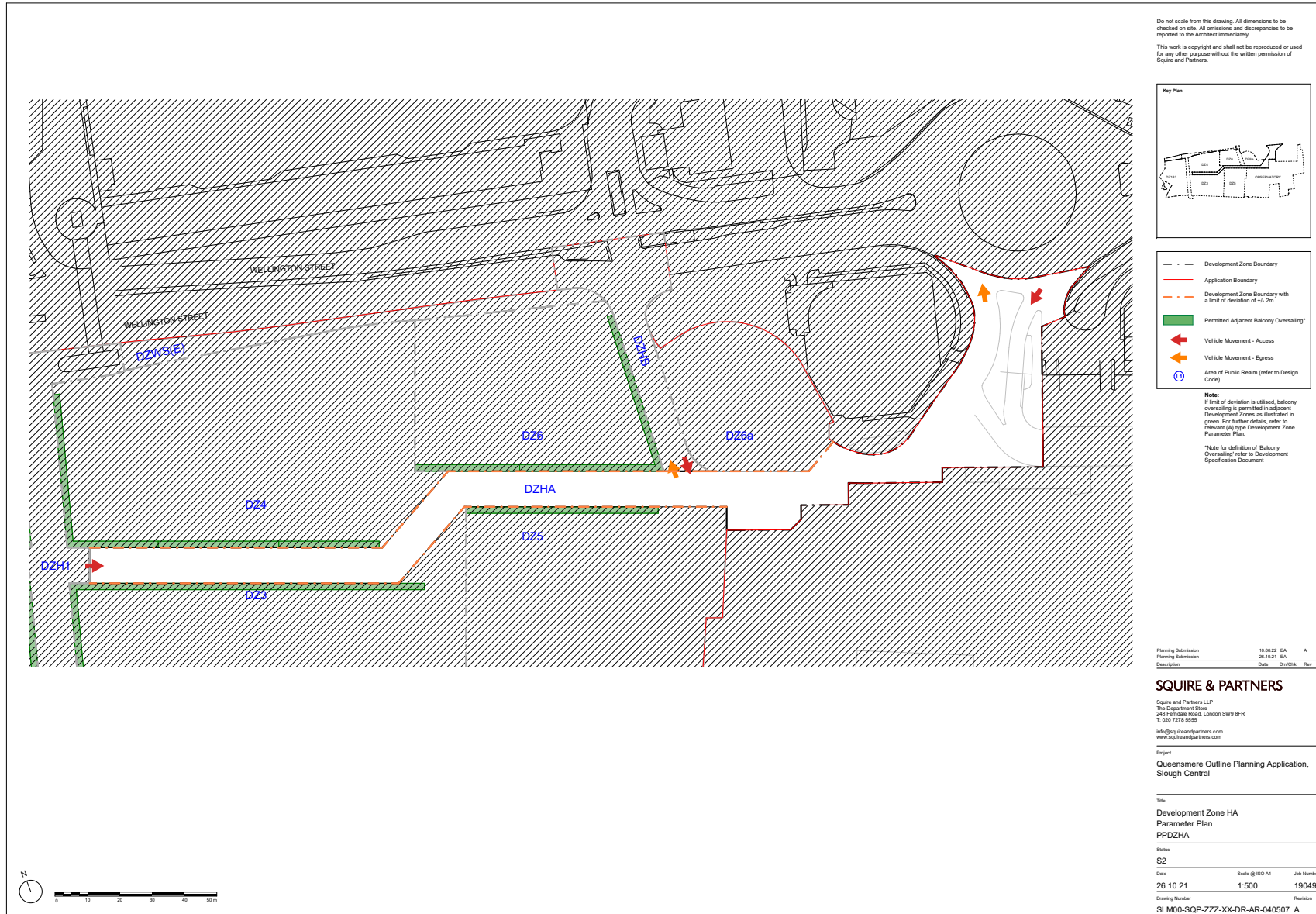
Balcony Oversailing Zones are identified on northern and southern parts of DZHA by areas of green shading. These Balcony Oversailing Zones are the Balcony Oversailing Zones shown on the corresponding Parameter Plans for DZ3, DZ4, DZ5 and DZ6. They show the areas of land where there is potential for balconies to be constructed and oversail beyond the envelope of the Maximum Building Footprint of the corresponding DZs. These designated Balcony Oversailing Zones cannot be occupied by buildings.

PPDZHA does not include any Development Blocks, as there are no buildings proposed in this DZ. The purpose of this DZ is to identify an area which can be used for pedestrian, cyclist and vehicular movement through the Site.

Orange and red arrows are used to show the direction of traffic flow, with orange and red arrows shown where DZHA adjoins the HTC roundabout at Wellington Street and DZHB. The red arrow identifies the access into DZHA from DZH1. The arrows also indicate access

from DZH1 and access/egress into DZHB.

PPDZHA – Development Zone HA Parameter Plan



PPDZHB – DEVELOPMENT ZONE HB PARAMETER PLAN

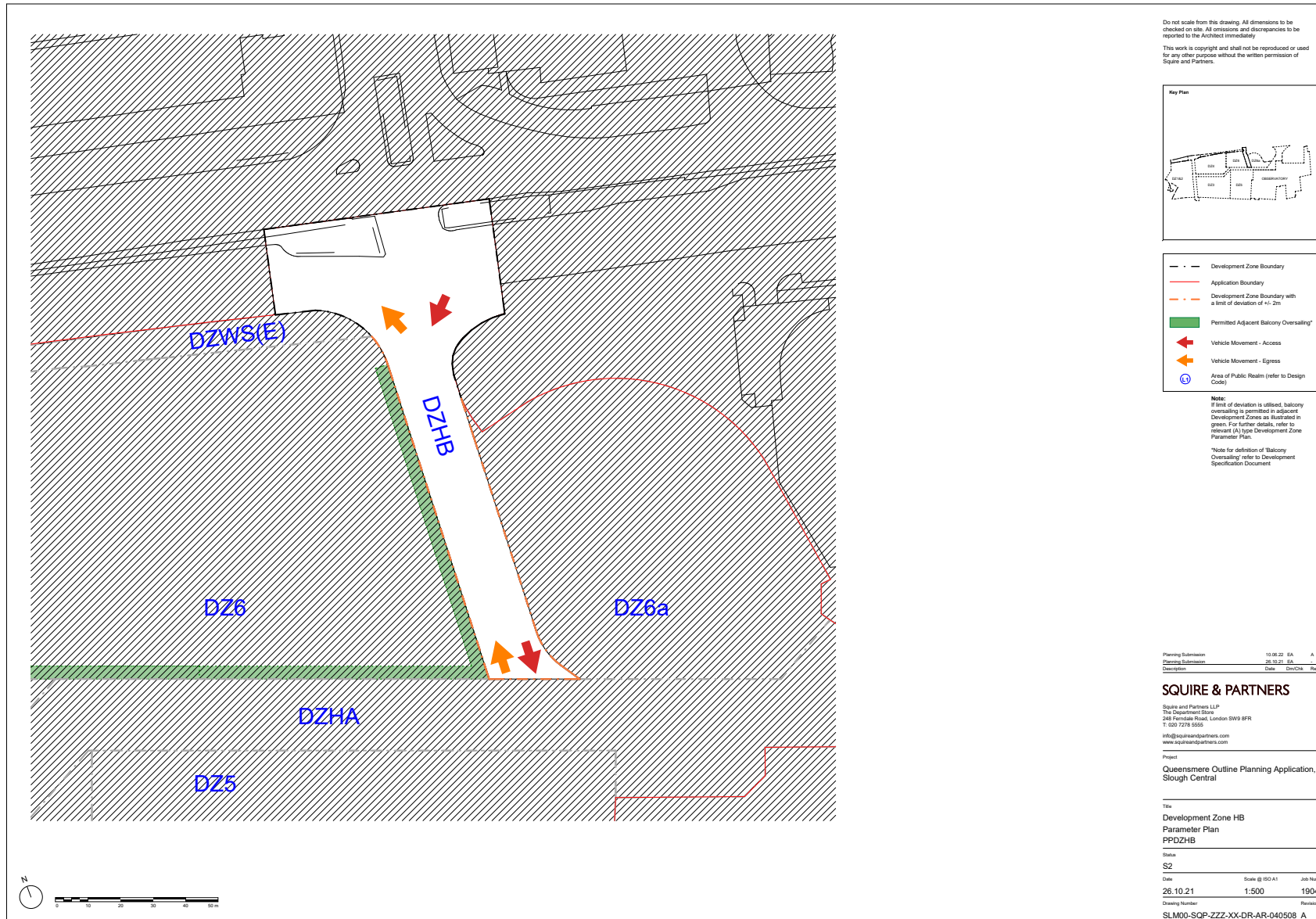
PPDZHB shows the location of DZHB, a two way street, running between Wellington Street to the north, and DZHA to the south. The edge of the DZ is marked by a black dashed line. The DZ is adjoined by DZWS, DZ6 and DZHA to the west and DZ6a to the east.

A dashed orange line shows the Limit of Deviation of +/- 2m on the western and eastern edge of DZHB. This shows that this edge of DZHB could extend up to 2 metres into neighbouring DZ6 and DZ6a.

PPDZHB does not include any Development Blocks, as there are no buildings proposed in this DZ. The purpose of this DZ is to identify an area which can be used for pedestrian, cyclist and vehicular movement through the Site.

An orange and red arrow are shown where DZHB adjoins Wellington Street and DZHA showing the two way direction of traffic flow, with red arrows showing access and orange arrows showing egress. The arrows also indicate access/egress into DZHB.

PPDZHB – Development Zone HB Parameter Plan



SWHMP - SITEWIDE HIGHWAYS AND MOVEMENT PLAN

The SWHMP seeks to provide an overview of movement through the QM OPA Site. SWHMP shows the primary pedestrian movement routes through the Site in red, the secondary pedestrian movement routes through the Site in orange and the tertiary pedestrian movements routes through the Site in red.

The primary pedestrian movement routes run north south adjacent to St Ethelbert's Church and DZ1&2, north south along DZH1 between DZWS and the High Street (adjacent to DZ1&2, DZ3 and DZ4), between Wellington Street and the High Street (adjacent to DZ5, DZ6, DZ6a and the Observatory Shopping Centre). A primary pedestrian movement route also runs east west along the High Street to the south of the Site.

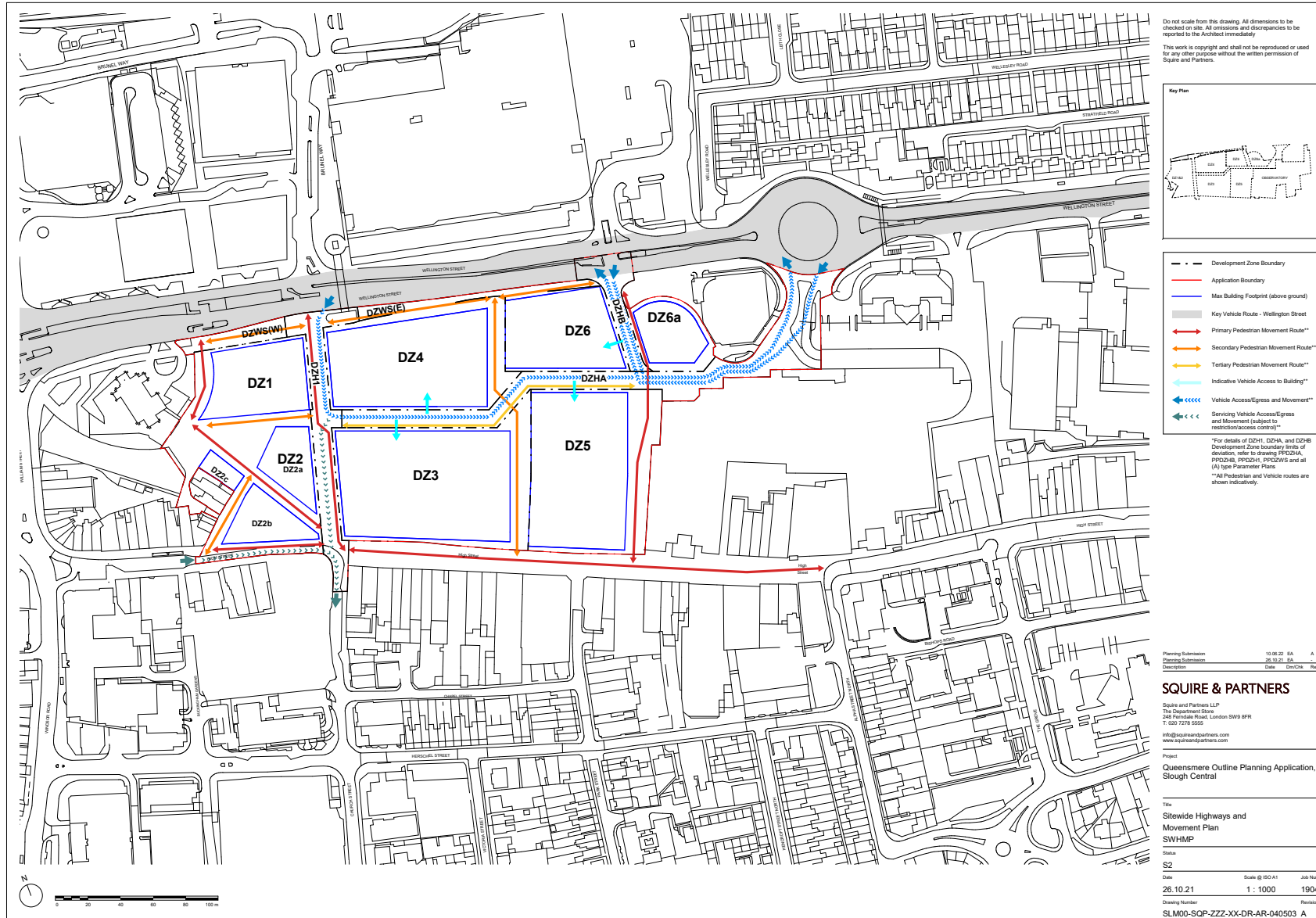
The secondary pedestrian movement routes run along the northern boundary of the Site, along DZWS, north south between DZ2A and the High Street (adjacent to DZ2b and DZ2c), and north south between DZWS and the High Street (adjacent to DZ3, DZ4, DZ5 and DZ6).

A tertiary pedestrian movement route runs through the centre of the Site, connecting DZH1, along DZHA towards DZ6A.

The light blue arrows show the indicative vehicular access points into DZ3, DZ4, DZ5 and DZ6. The darker blue dashed arrows show the direction of vehicular/cyclist movement along the routes. Vehicles enter the Site from Wellington Street, moving south along DZH1. Vehicles would then travel eastwards along DZHA towards DZ6A. Vehicles can both enter and exit the Site from the west of DZ6A, or from the east of DZ6A at the HTC roundabout. The dark green dashed arrows show how selected/controlled servicing

vehicles can exit the Site utilising the route between DZ2a and DZ3, as well as along the High Street.

SWHMP - Sitewide Highways and Movement Plan



SWPR - SITEWIDE PUBLIC REALM, PUBLIC SPACES AND PRIVATE AMENITY PLAN

The SWPR provides an overview of the proposed public realm and public spaces within the QM OPA Site, as well as providing indicative locations of private amenity space within Development Zones.

The green hatching shows denotes the main areas of public space. The red circles, containing a letter and a number, highlight the main areas of public realm, which can then be cross referred with the Design Code. The red boxes contain the minimum area (in sqm) of delivery for each of the main areas of public space, as set out below:

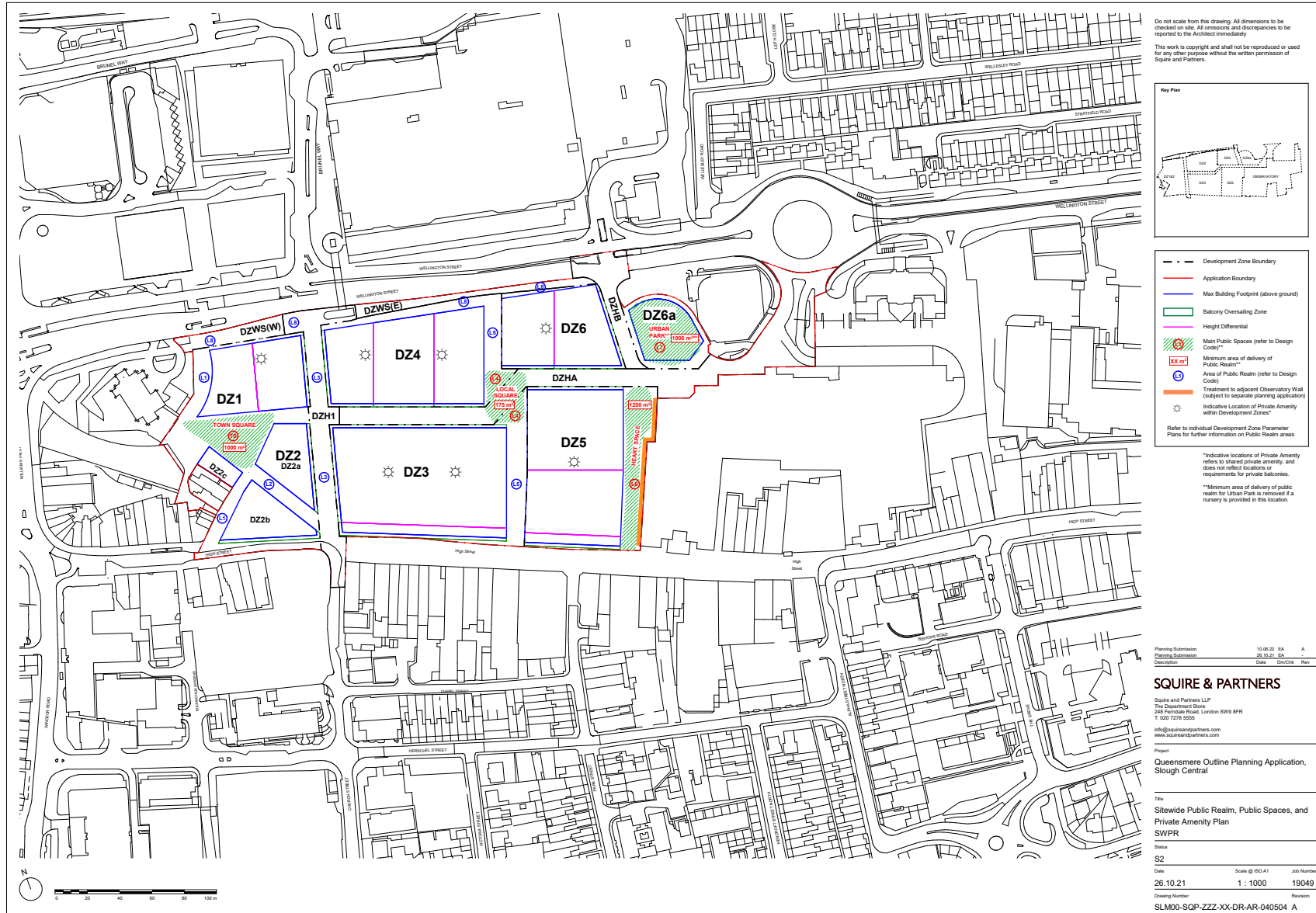
- The Town Square has a minimum area of 1,000 sqm
- The Local Square has a minimum area of 175 sqm
- The Heart Space has a minimum area of 1,200 sqm
- The urban park has a minimum area of 1,000 sqm (in the event that a nursery is not provided on DZ6A)

The thick orange line denotes the location of the Observatory Shopping Centre wall, on the eastern boundary of the Site. The treatment of the Observatory Shopping Centre wall will be the subject of a separate planning application but will inform the design of the public realm in the Heart Space to the east of DZ5.

The blue circles, containing a letter and number, highlight the other areas of public realm within the Site, which can also then be cross referred with

the Design Code.

SWPR - Sitewide Public Realm, Public Spaces and Private Amenity Plan



SWTCU - SITEWIDE TOWN CENTRE USES GROUND FLOOR PLAN

The SWTCU provides an overview of the frontages within the QM OPA Site.

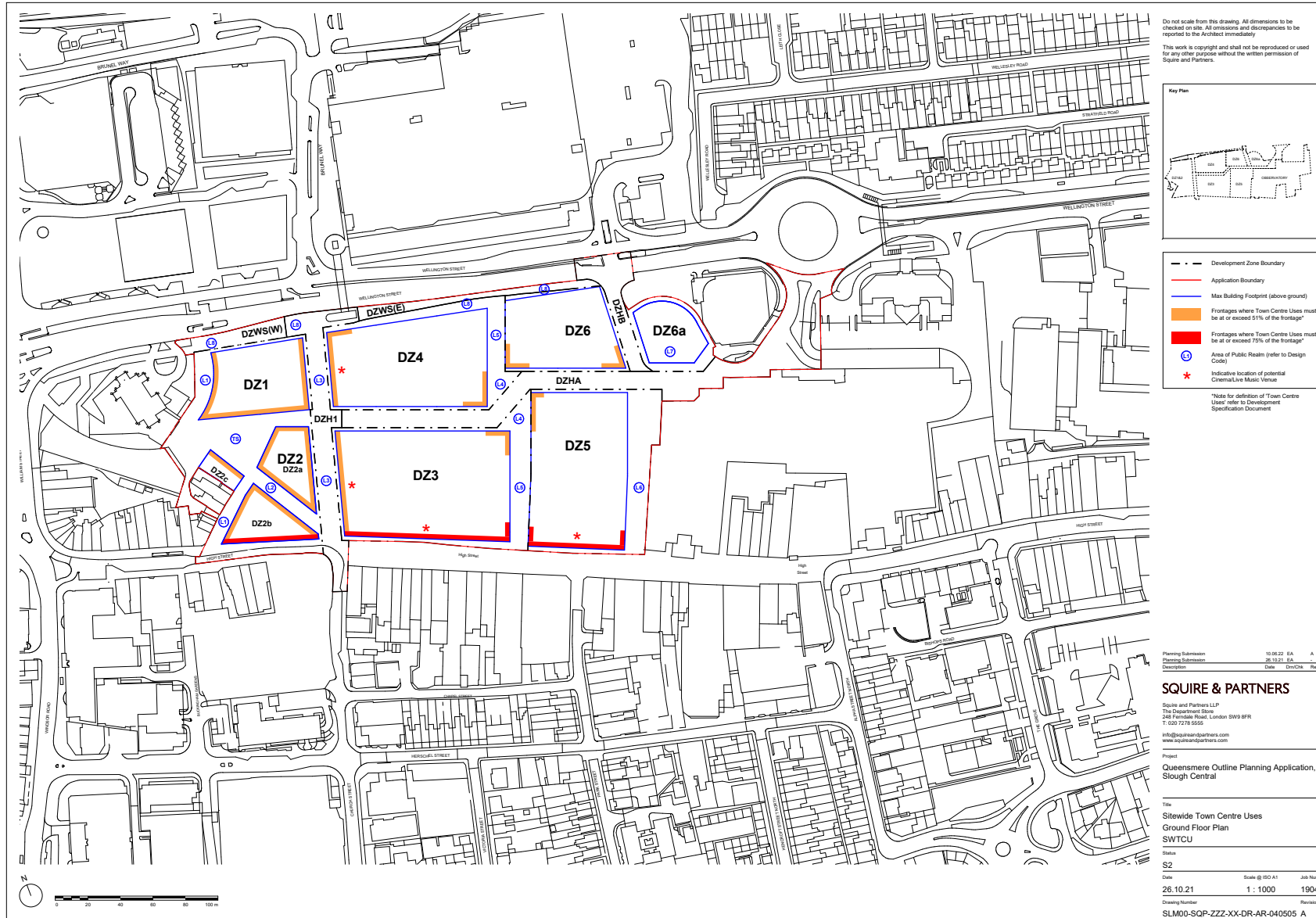
The red solid line denotes the frontages of the Site which must be at or exceed 75% Town Centre Uses. The orange solid line denotes the frontages of the Site which must be at or exceed 51% Town Centre Uses. Town Centre Uses has a bespoke definition with regards to the QM OPA and is defined as including: Class E uses (excluding offices), Class F uses (excluding primary and secondary schools, indoor or outdoor swimming pool or skating rink), Sui Generis uses (including bars, pubs, hot food takeaways and live music venue, cinema) and residential and office entrances. For the Sui-Generis uses (pub / bar / hot food takeaway) – this category of floorspace includes the ability to deliver uses as a public house, wine bar or drinking establishment, as a drinking establishment with expanded food provision, and as a hot food takeaway for the sale of hot food where consumption of that food is mostly undertaken off premises.

The 75% or more TCU frontages largely relate to DZ2b, DZ3 and DZ5 where these Development Zones front the High Street. The 51% or more TCU frontages relate to the southern, eastern and western frontages of DZ1, all frontages of DZ2a, the northern and western frontages of DZ2b, the northern frontage of DZ2c, the western frontage of DZ3 as well as the corner fronting the Local Square, the western frontage of DZ4 as well as the corner fronting the Local Square, the corners of DZ5 and DZ6 where they front the Local Square and the corner of DZ6 fronting on to the Urban Park/DZ6A.

The blue circles, containing a letter and number, highlight areas of public realm within the Site, which can also then be cross referred with the Design Code.

This plan also includes potential live music/cinema locations with a red asterix.

SWTCU - Sitewide Town Centre Uses Ground Floor Plan

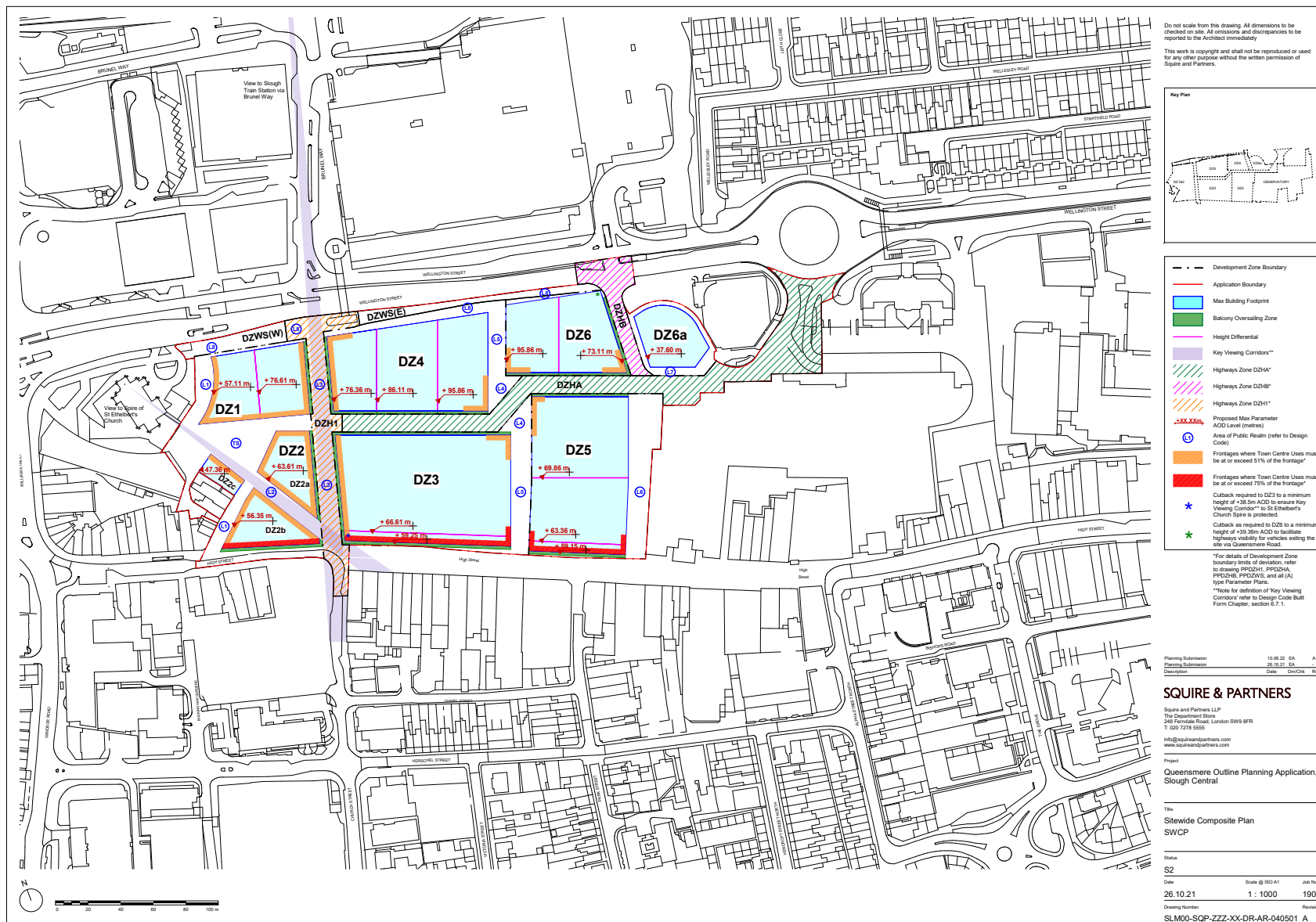


SWCP - SITEWIDE COMPOSITE PLAN

The SWCP provides an overview of the entire QM OPA Site. It contains the following key information regarding the Site:

- The maximum building footprints of each of the Development Zones (in light blue shading)
- Where balcony oversailing zones are proposed (in green shading)
- The proposed height differentials for each of the Development Zones (with a thin pink line)
- Identifies the locations of key viewing corridors along Brunel Way and from the High Street to St Ethelbert's Church (in purple shading)
- Specifies each of the Highway Zones (with DZH1 in orange hatching, DZHA in green hatching and DZHA in pink hatching)
- Sets out the proposed maximum building heights (AOD level in metres) (in red text)
- Specifies the locations of areas of public realm (with a dark blue letter followed by a number circled in dark blue)
- Specifies the Town Centre Use frontages (orange solid line denoting frontages which must be at or exceed 51% and red solid line denoting frontages which must be at or exceed 75%.
- Indicates chamfers to DZ3 and DZ6 (with blue and green asterixes)

SWCP - Sitewide Composite Plan



SWCAP - SITEWIDE CHARACTER AREA PLAN

The SWCAP shows the locations of the different character areas proposed across the QM OPA Site.

The pink colour denotes the High Street Character Area which runs along the south side of DZ2b, DZ3 and DZ5, adjacent to the High Street and Church Street.

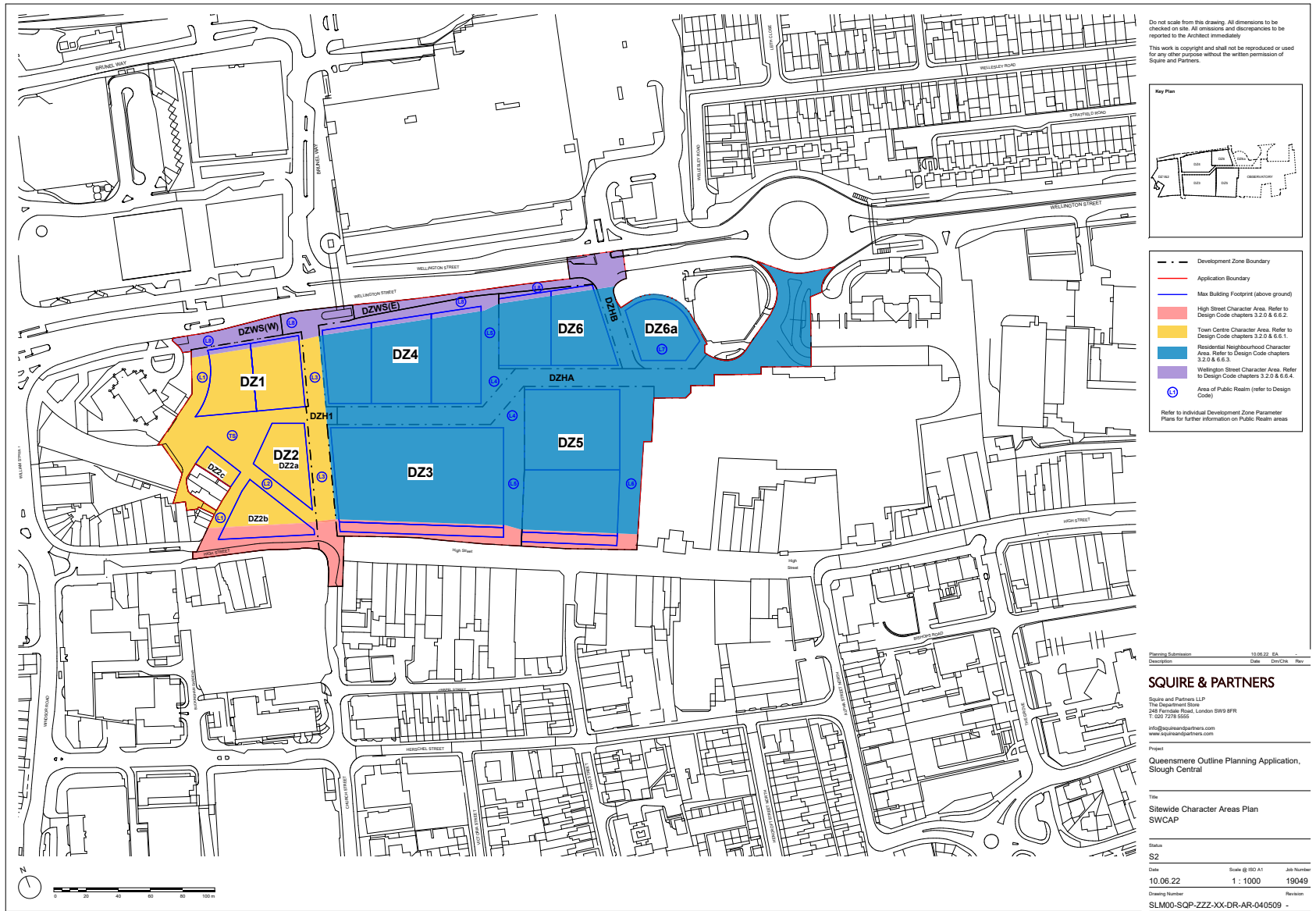
The yellow colour denotes the Town Square Character area which covers the majority of DZ1&2 and part of DZH1.

The blue colour denotes the Residential Neighbourhood Character Area which cover the majority of the QM OPA Site, including the majority of DZ3, DZ4, DZ5, DZ6, DZ6A as well as the highway zones DZHA and DZHB.

The purple colour denotes the Wellington Street Character Area which runs along the north side of DZ1, DZ4 and DZ6, adjacent to and including part of Wellington Street.

The SWCAP makes cross references to the relevant chapters of the Design Code which includes further information on these character areas.

SWCAP - Sitewide Character Area Plan



7. Implementation and Delivery

The preparation of this QM OPA has included careful consideration of the way in which the Development Proposals could be implemented and delivered.

Implementation and delivery of the QM OPA is expected to be controlled through a comprehensive set of planning conditions and a Section 106 Agreement. These are expected to relate to the following matters:

- Compliance with control documents including Development Specification Document, Design Codes (Mandatory Rules), PA1 Schedule of Plans, PA2 Schedule of Floorspace, Parameter Plans and Sitewide Plans for Approval
- Compliance with Planning Conditions
- Submission of Technical Strategy Documents pursuant to Planning Conditions
- Submission of Reserved Matters Applications - including DZ specific requirements
- Securing of effective mitigation measures necessary to address the impacts that are predicted to arise from the Development Proposals

STRATEGY DOCUMENTS

Due to the long-term nature of the project, there are a number of technical matters for which detailed information cannot be provided at the point of submitting the QM OPA. Instead, indicative / illustrative information has been provided with the QM OPA with the expectation that a planning condition will be included on the QM OPA decision notice which will request the

submission of a strategy document on the relevant topic at a particular point in time when more information is known about the approach to the relevant technical area on the Site. We anticipate that, subject to discussions with SBC, these Strategy Documents will be required to be discharged either as a sitewide pre commencement condition or a pre commencement of the relevant Development Zone. The condition is likely to require the discharge of the information on a site wide basis, within which the RMA can then respond to with the further detail on a DZ basis.

These strategies will be required by condition, and as such SBC Planning Officers will be able to fully assess the details in the strategies and make an informed decision on these matters at that stage. It is anticipated that these strategies will be submitted to SBC before the RMAs are submitted, or in parallel with the RMAs, in order to ensure enough technical information has been agreed in advance of/in parallel with the RMAs.

Whilst the detailed strategies will be required by a condition, indicative strategies are submitted with the QM OPA to provide an overview and a framework for the scope of the formal strategy to be agreed at the conditions stages. These indicative strategies relate to the following technical matters:

- Construction Logistics
- Deliveries and Servicing
- Sustainability and Energy
- Sustainable Transport

RESERVED MATTERS APPLICATIONS

All RMAs submitted for approval will be required to comply with the defined parameters set out in the Parameter Plans, sitewide plans for approval, Design Codes (Mandatory Rules), this Development Specification Document and compliance with the PA2 Schedule of Floorspace. Each RMA should include a comprehensive package of drawings and documents, including an EIA Statement of Compliance (and if required, a further environmental assessment), to enable SBC Planning Officers to properly consider the application.

PHASING

Implementation of the Development Proposals will be phased to ensure that the demolition and construction activities required for the development are delivered in a timely, proper and orderly way, and to ensure that any disruption is minimised.

A Site Wide Illustrative Phasing Plan (IPP) has been submitted as part of the QM OPA. This provides an indicative plan for the phasing across the Site. It is expected that a pre-commencement Planning Condition will be applied to the QM OPA planning permission which requires a detailed Phasing and Construction Programme to be submitted and approved in writing by SBC. This can include details of the likely phasing of the RMAs for Development Zones, Landscaped Areas and Highways.

At this stage, whilst the supporting EIA considers the 'worst case' phasing scenario - flexibility is ultimately sought through the QM OPA in terms of the phasing of the Development Zones.

A1: PA2 Schedule of Floorspace

Use Class	Type of Use	Existing Floorspace (sqm)			Proposed Floorspace (sqm)	
		Existing Gross Internal Floorspace	Existing Gross External Floorspace	Gross External Floorspace to be Lost	Total Gross New External Floorspace Proposed	Net Additional Gross External Floorspace Following Development
Use Class C3 / C2	Residential	1,908 sqm	2,124 sqm	2,124 sqm	0 - 140,800 sqm (up to 1600 units)	0 - 138,676 sqm
Use Class E (g)(i) (above Ground level)	Office Space	5,941 sqm	6,458 sqm	6,458 sqm	0 - 40,000 sqm	0 - 33,542 sqm
Use Class E and Use Class F	Town centre uses	42,659 sqm	47,783 sqm	47,783 sqm	5,500 - 12,000 sqm	Reduction of between -42,283 sqm to -35,783 sqm
Sui Generis	Pub / Bar / Hot food take away	2,469 sqm	2,797 sqm	2,797 sqm	0 - 2,250 sqm	Reduction of between -2,797 sqm to -547 sqm
Sui Generis	Cinema / Live Music Venue	6,670 sqm	6,870 sqm	6,870 sqm	0 - 1,500 sqm	Reduction of between -6,870 sqm to -5,370 sqm
Car Parking	Potential to be provided within the building as sandwich parking / basement parking / in a MSCP on DZ6.	575 spaces	N/A	N/A	685 spaces	Increase in 110 spaces
Basement areas	Potential to include car parking, cycle parking, plant and supporting infrastructure.	6,593 sqm	6,791 sqm	6,791 sqm	0 - 24,355 sqm	0 - 17,564 sqm

PA2 FOOTNOTES

1. *Class E and F will exclude F1(a) provision of education or F2(d) indoor or outdoor swimming pool or skating rink. Acceptable uses under Class E and F include the following. Note Class E(g)(i) offices is excluded as this is identified separately on the PA2 schedule:*
 - ii. *Class E (a) display or retail sale of goods, other than hot food.*
 - iii. *Class E (b) Sale of food and drink for consumption (mostly) on the premises.*
 - iv. *Class E (c) provision of financial services, professional services and other appropriate services in a commercial, business or service locality.*
 - v. *Class E (d) Indoor sport, recreation and fitness.*
 - vi. *Class E (e) provision of medical or health services.*
 - vii. *Class E (f) Creche, day nursery or day centre.*
 - viii. *Class E (g) Uses carried out in a residential area without detriment to its amenity.*
 - ix. *Class E (g) (ii) Research and Development of products or processes.*
 - x. *Class E (g) (iii) Industrial processes.*
 - xi. *Class F1 (a) Provision of Education (Note - we propose to exclude primary or secondary schools).*
 - xii. *Class F1 (b) Display of works of art.*
 - xiii. *Class F1 (c) Museums.*
 - xiv. *Class F1 (d) public libraries.*

- xv. *Class F1 (f) public worship or religious instruction.*
 - xvi. *Class F1 (g) law courts.*
 - xvii. *Class F2 (a) shops.*
 - xviii. *Class F2 (b) Halls or meeting places for local community.*
 - xix. *Class F2 (c) areas or places for outdoor sports.*
2. *Flexibility sought for either / or neither live music venue or cinema.*
 3. *Flexibility sought for up to 1,600 residential units which may include a small proportion of C2 units (up to a maximum of 20% C2 Use Class). The 'up to' acknowledges that a scenario may occur where no C2 accommodation is provided (i.e. 0-20%).*
 4. *Basement areas could be used for ancillary uses / plant / car parking. Basements would be no more than 5m below the lowest finished floor level per DZ.*
 5. *Residential Use GEA figures exclude associate car parking, cycle parking and plant (but this floorspace is included in the overall development total).*
 6. *Residential GEA floorspace is based on average residential unit size of 88sqm GEA multiplied by 1,600 residential units.*
 7. *Existing GEA Basement areas include basements assigned to the above ground retail units and stand alone basement areas.*
 8. *The maximum car parking number (685 spaces) is policy compliant based on the maximum office scenario.*
 9. *Existing GEA retail areas include basement areas assigned to the retail units (note – these are also covered in point 7 above).*
 10. *Sui-Generis (pub / bar / hot food takeaway) as detailed above – this category of floorspace includes the ability to delivery uses: as a public house, wine bar or drinking establishment, as a drinking establishment with expanded food provision, and as a hot food takeaway for the sale of hot food where consumption of that food is mostly undertaken off premises.*
 11. *Whilst the maximum floorspace cap for Class E & Class F uses is stated as 12,000 sqm (GEA) and the maximum floorspace cap for Sui Generis uses is stated as 3,750 sqm (GEA), we propose to limit the combined maximum floorspace cap across both Class E & F and Sui Generis uses to 12,000 sqm (GEA).*

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A2: Terminology

The table below includes a Glossary of all of the key terms of reference relating to this outline planning application.

Table A2.1 | Glossary – key terms of reference for the QM OPA

Terminology	Description
The Applicant	Green Monarch B1 2016 Limited and Green Monarch B2 2016 Limited.
British Land ('BL')	The Development Proposals are being managed by British Land ('BL'), who act as Development and Asset Manager.
Criterion Capital Application	In 2015 SBC's Planning Committee resolved to grant planning permission (subject to the satisfactory completion of a Section 106 Agreement) for the part redevelopment and extension of the Queensmere and Observatory Shopping Centres for enhanced retail and leisure floorspace and 675 residential units within four residential blocks (Ref. P/06684/015). This application was submitted on behalf of Criterion Capital. The Section 106 Agreement was not signed and as such the application was never formally approved.
Description of Development	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 floorspace (C3 use and provision for C2 use); flexible town centre uses floor space (Use Class E and Use Class F), provision for office floorspace (Use Class E (g) (i)), supporting Sui Generis town centre uses (including a range of the following uses: pubs, wine bars, hot food takeaway), Sui Generis leisure uses (provision for a cinema or live music venue); provision for the creation of basements, car and cycle parking (including provision for a Multi-Storey Car Park); site wide landscaping, new public realm including provision of a new town square and public spaces and associated servicing, associated infrastructure, energy generation requirements and highways works.
Development Block	A Development Block is the term used to describe the maximum envelope within which a building or buildings could be brought forward within each Development Zone. In DZ1&2 there are four Development Blocks identified. In all remaining DZs - a single or multiple Development Block(s) could come forward in accordance with the defined DZ boundary and Maximum Building Footprints permitted by the PPs.
Design Code	A document providing both Mandatory Rules (for approval) and non-mandatory Design Guidelines (not for approval) for the development of the QM OPA.
Development Phase	A Development Phase will set out the order at which the Development Proposals will be delivered. The Development Phase will not be defined in the Outline Planning Application but will be defined as part of the discharge of a planning condition. A Site Wide Illustrative Phasing Plan (IPP) is included in the QM OPA.

Terminology	Description
Development Plan	<p>The adopted Development Plan for Slough Borough Council sets out the planning policies for making planning decisions. The Development Plan consists of the following documents:</p> <ul style="list-style-type: none"> ● Slough Borough Council Core Strategy (2008); ● Slough Borough Council Site Allocations Development Plan (2010); and ● Slough Borough Council Local Plan “saved” Policies (2004).
Development Zone	<p>The QM OPA Red Line Boundary is split into Development Zones. Each Development Zone has Parameter Plan/s for approval as part of the QM OPA. The Development Zones are: DZ1&2, DZ3, DZ4, DZ5, DZ6, DZ6a, DZWS, DZHA and DZHB.</p>
Environmental Impact Assessment ('EIA')	<p>A systematic means of assessing a project's likely significant environmental impacts and effects.</p>
Environmental Statement ('ES')	<p>A document that reports the findings of an Environmental Impact Assessment</p>
Heritage Asset	<p>A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).</p>
Illustrative Housing Mix (not for approval)	<p>The QM OPA does not seek agreement for a mix of housing. However, an illustrative housing mix has been set out as part of the Illustrative Scheme. This mix is set out below.</p> <ul style="list-style-type: none"> ● 1B1P: 14% ● 1B2P: 31% ● 2B3P: 15% ● 2B4P: 34% ● 3B5P: 6%
Listed Building(s)	<p>There are two Listed Building's within the curtilage of the Site. The first is the Church of Our Lady Immaculate and St. Ethelbert, a Grade II Listed church building. The second is the St Ethelbert's Presbytery, a Grade II Listed wing of the church</p>

Terminology	Description
Locally Listed Building(s)	<p>The Slough Borough Council Local List (2004) identifies the following Locally Listed Buildings within the curtilage of the Site:</p> <ul style="list-style-type: none"> • 1-7 Mackenzie Street • High Street Buildings (Nos. 98-100, 112-114, 124, 125-133, 126-144, 194-198, 200-202, 228, and 283-299)
The Illustrative Scheme (not for approval)	The Illustrative scheme reflects one example of how the QM Site could be redeveloped within the parameters of development being applied by the Parameter Plans as part of the QM OPA. The Illustrative scheme does not reflect the only solution. As such this Illustrative scheme is not being fixed and is not submitted for approval.
National planning Policy Framework ('NPPF')	The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities.
Observatory Shopping Centre (OBS)	The Observatory Shopping Centre is located in Slough Town Centre, positioned between the High Street and Wellington Street. It is adjoined to the west by the Queensmere Shopping Centre and to the east by a range of terraced properties and town centre uses. The Observatory Shopping Centre does not form part of the QM OPA.
Outline Planning Application ('OPA')	An Outline Planning Application (OPA) is a type of planning application which allows the submission of outline proposals, the details of which will be agreed as part of 'reserved matters' planning applications (RMA) at a later stage. The proposed development at QM OPA is submitted to SBC wholly as an Outline Planning Application. A condition imposed on a grant of planning permission.
Planning Condition	A planning condition is a constraint placed on a planning permission, where planning is granted, which can only go ahead if certain conditions are satisfied.
Planning Obligation	A legal agreement entered into under Section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.
PA1 Schedule of Plans	The schedule sets out the name of all plans, their acronym (which should be used when referring to them), the Squire & Partners reference and revision number, and also their status as a plan for approval or for illustrative purposes.

Terminology	Description
Parameter Plans	<p>Parameter Plans show the extent of development that is permitted to be delivered in each Development Zone. PA1 Schedule of Plans is the official list of Parameter Plans. With the exception of Parameter Plans DZ6a, DZWS, DZHA, and DZHB each Development Zone has three Parameter Plans, with the information set out below shown on each plan.</p> <p>Parameter Plan A:</p> <ul style="list-style-type: none"> ● Proposed Maximum Parameter AOD Heights (and height differentials) ● Maximum Building Footprint (above ground) ● Balcony Oversailing Zone ● DZ Boundary Limits of Deviation ● Information on Basement Areas <p>Parameter Plan B:</p> <ul style="list-style-type: none"> ● Areas of public realm ● Areas for landscaping ● Ground floor frontages which must be at or exceed 51% Town Centre Uses <p>Parameter Plan C:</p> <ul style="list-style-type: none"> ● Percentage of Basement Coverage (20%, 50% or 100%) <p>The Parameter Plans are submitted as documents for approval as part of the Outline Planning Application.</p>

Terminology	Description
Town Centre Uses	The definition of Town Centre Uses included in the QM OPA is a bespoke definition. This definition has been produced to provide clarity on what uses will be included in the assessment of 51% or 75% or more 'Town Centre Uses' where the Parameter Plans require 51% or 75% and above of these identified ground floor frontages to be a defined Town Centre Use. Within this bespoke definition, where capitalised, Town Centre Uses include: Class E uses (excluding offices), Class F uses (excluding primary and secondary schools, indoor or outdoor swimming pool or skating rink), Sui Generis uses (including bars, pubs, hot food takeaways and live music venue, cinema) and residential and office entrances. For the Sui-Generis uses (pub / bar / hot food takeaway) – this category of floorspace includes the ability to delivery uses as a public house, wine bar or drinking establishment, as a drinking establishment with expanded food provision, and as a hot food takeaway for the sale of hot food where consumption of that food is mostly undertaken off premises.
Public Consultation	The act of consulting the public and interested stakeholders, to take account of opinions on the Development Proposals.
Queensmere Shopping Centre (QM)	The Queensmere Shopping Centre is located in Slough Town Centre, positioned between the High Street and Wellington Street. It is adjoined to the east by the Observatory Shopping Centre. The QM Shopping Centre forms a major part of the Site, and is the subject of the OPA that is to be submitted.
QM OPA	The OPA being submitted for the redevelopment of the QM Shopping Centre and surrounding land within the Site, which forms part of the Slough Central area.
Red Line Boundary	The red line boundary shown on plans marks the boundary of the QM OPA planning application Site area.
Site Area	4.82 hectares
Site Address	The Queensmere Shopping Centre, High Street, Slough, SL1 1LN
Slough Borough Council ('SBC')	Slough Borough Council ('SBC') are the local planning authority responsible for determining the planning application.
Slough Central	Slough Central is the name given to the longer term, wider aspirations for the development of both the Queensmere and Observatory Shopping Centres in Slough Town Centre.
Slough Town Centre	The 'Slough Central' area reflects the broader regeneration area as proposed in the SBC adopted Local Plan documents and the emerging LP in the Strategic Regeneration Framework documents. These adopted and emerging documents allow for a phased redevelopment of both shopping centres to occur.
	An area defined on the local planning authority's policies map, including areas predominantly occupied by main town centre uses. Slough Central is located within Slough Town Centre.

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A3: Schedule of Submitted Documents for Approval

Table A3.1 | Documents for Approval

Document		Prepared By
Development Specification Document		Iceni Projects
Design Codes (Mandatory Rules)		Squire & Partners
PA1	Schedule of Plans	Squire & Partners
PA2	Schedule of Floorspace	British Land
Parameter Plans		
PP01	Site Location Plan and Ownership Boundary	Squire & Partners
PP02	Red Line Plan & Development Zone Boundaries	Squire & Partners
PP03	Demolition Plan	Squire & Partners
PP04	Existing Site Plan	Squire & Partners
PPDZ1&2(A)	Development Zone 1 & 2 Parameter Plan A	Squire & Partners
PPDZ1&2(B)	Development Zone 1 & 2 Parameter Plan B	Squire & Partners
PPDZ1&2(C)	Development Zone 1 & 2 Parameter Plan C	Squire & Partners
PPDZ3(A)	Development Zone 3 Parameter Plan A	Squire & Partners
PPDZ3(B)	Development Zone 3 Parameter Plan B	Squire & Partners
PPDZ3(C)	Development Zone 3 Parameter Plan C	Squire & Partners
PPDZ4(A)	Development Zone 4 Parameter Plan A	Squire & Partners
PPDZ4(B)	Development Zone 4 Parameter Plan B	Squire & Partners

Document		Prepared By
PPDZ4(C)	Development Zone 4 Parameter Plan C	Squire & Partners
PPDZ5(A)	Development Zone 5 Parameter Plan A	Squire & Partners
PPDZ5(B)	Development Zone 5 Parameter Plan B	Squire & Partners
PPDZ5(C)	Development Zone 5 Parameter Plan C	Squire & Partners
PPDZ6(A)	Development Zone 6 Parameter Plan A	Squire & Partners
PPDZ6(B)	Development Zone 6 Parameter Plan B	Squire & Partners
PPDZ6(C)	Development Zone 6 Parameter Plan C	Squire & Partners
PPDZ6A(A)	Development Zone 6A Parameter Plan A	Squire & Partners
PPDZ6A(B)	Development Zone 6A Parameter Plan B	Squire & Partners
PPDZWS	Development Zone WS – Wellington Street Parameter Plan	Squire & Partners
PPDZH1	Development Zone H1 Parameter Plan	Squire & Partners
PPDZHA	Development Zone HA Parameter Plan	Squire & Partners
PPDZHB	Development Zone HB Parameter Plan	Squire & Partners
Sitewide Plans		
SWHMP	Sitewide Highways and Movement Plan	Squire & Partners
SWPR	Sitewide Public Realm and Public Spaces Plan	Squire & Partners
SWTCU	Sitewide Town Centre Uses Plan	Squire & Partners
SWCP	Sitewide Composite Plan	Squire & Partners
SWCAP	Sitewide Character Area Plan	Squire & Partners

A4: Schedule of Submitted Illustrative & Supporting Documents

Table A3.1 | Illustrative and Supporting Documents

Document		Prepared By
Illustrative Plans		
IPP	Sitewide Illustrative Phasing Plan	Squire & Partners
IMP	Sitewide Illustrative Max Parameters	Squire & Partners
ILP	Sitewide Illustrative Landscape Plan	Gillespies
IUUP	Sitewide Illustrative Upper Uses Plan	Squire & Partners
Environmental Impact Assessment		
Chapter 1 - Introduction		Waterman
Chapter 2 – EIA Methodology		Waterman
Chapter 3 – Existing Land Use and Activities		Waterman
Chapter 4 – Alternatives and Design Evolution		Waterman
Chapter 5 – The Development		Waterman
Chapter 6 – Development Programme, Demolition and Construction		Waterman
Chapter 7 - Socio-Economics		Turley
Chapter 8 - Transport and Access		WSP
Chapter 9 - Air Quality		Hoare Lea
Chapter 10 - Greenhouse Gas and Climate Change		Hoare Lea

Document	Prepared By
Chapter 11 - Noise and Vibration	Hoare Lea
Chapter 12 - Daylight, Sunlight and Overshadowing	GIA
Chapter 13 - Ground Conditions and Contamination	Arup
Chapter 14 - Wind Microclimate	Arup
Chapter 15 - Built Heritage	Turley
Chapter 16 – Cumulative Effects	Waterman
Chapter 17 – Next Steps	Waterman
Volume 2 – Figures	Waterman
Volume 3 - Townscape and Visual Impact Assessment	Turley
Volume 4 - Appendices	Waterman
Other supporting technical documents	
Application Form, Certificates and Notices	Iceni Projects
Schedule of Owners (PA3) (served Notice under Certificate C)	British Land
Design and Access Statement (including Illustrative Scheme and Landscape Strategy)	Squire & Partners
Design Codes (Design Guidelines)	Squire & Partners
Arboricultural Impact Assessment	Waterman
Archaeological Assessment	Waterman

Document	Prepared By
Biodiversity Net Gain Report	Waterman
Built Heritage Statement	Turley
Original Cover Letter	Iceni Projects
Amendments Cover Letter	Gerald Eve LLP
Daylight, Sunlight and Overshadowing	GIA
Drainage Strategy	Arup
Environmental Statement – Non-Technical Summary	Waterman
Fire Statement	Hoare Lea
Flood Risk Assessment	Arup
Future Proofing a Phased Redevelopment of Slough Central	Iceni Projects / Squire & Partners
Habitat Regulation Assessment	Waterman
Health Impact Assessment	Iceni Projects
Indicative Delivery and Servicing Plan	WSP
Indicative Construction Logistics Plan	WSP
Indicative Meanwhile Use Note	British Land
Indicative Sustainability and Energy Statement	Hoare Lea
Needs Assessment	Turley
Planning Statement (including Retail Statement)	Gerald Eve LLP

Document	Prepared By
Post-Submission Engagement Overview	Kanda
Preliminary Ecological Assessment	Waterman
Statement of Community Involvement	Kanda
Transport Assessment	WSP
Utilities Statement	Hoare Lea
Section 106 Topic Areas	British Land



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