

# SLOUGH CONSERVATIVE ASSOCIATION

Address: PO Box 3958, Slough, SL3 3GH  
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President: Gurcharan Manku  
Chairman: Lee Pettman  
Deputy Chairman Political: Cllr Anna Wright  
Deputy Chairman Membership & Treasurer: Cllr Wayne Strutton  
Secretary: Christine Bamigbola

Monday 30<sup>th</sup> September 2019

To:

Adam Kendrick MP, Secretary of State for Housing, Communities and Local Government  
Esther McVey MP, Minister of State for Housing  
Luke Hall MP, Minister for Local Government and Homelessness

CC:

Adam Hill,  
The Planning Inspectorate,  
Room 3/10,  
Temple Quay House,  
2 The Square,  
Bristol.  
BS1 6PN.

## **Appeal on Planning Decision – 17-31 Elmshott Lane, Slough** **Ref. APP/J0530/W/19/3224244**

**Dear Sir/Madam,**

Last Summer we supported the residents of Cippenham in Slough and the surrounding area object to the proposed development proposal and planning application referenced above.

I look forward to hearing from you and hope that you are able to support the residents of Slough in ensuring that planning applications strike the right balance between the needs of the general public at large and the pressure on local residents and their community.

Our local Association and branches here in Slough are dedicated to helping residents in the town – who all too often are finding themselves at the raw end of a bad deal from planning applications which are putting too much pressure on their community, and this case is a very good example of that.

Residents largely recognise the need for housing – and whilst this Government and your department have and continue to do an awful lot to ensure those much needed homes are built in this country at a near record rate, we know that we must also ensure that developments are well considered, thoughtful of their impact and as necessary ensure they contain mitigations to help ease any impacts on the local area and their residents.

However, in the case of this application, the proposals placed by the developer could not be further from doing that:

(1/3)



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1. Firstly, the developer made no attempt to engage with residents in seeking to determine how they felt about potential proposals, or to seek to build consensus around an agreeable set of proposals. Neither have they sought to make an alternative adjusted planning application since the refusal of the first in September last year based on the representations made by residents.
2. Secondly, the circumstances surrounding the issues raised by residents relating to this application have not changed in the twelve months since the original application was refused. I have attached the objections which we made on behalf of residents at the time. These are namely that:
  - a. No parking for residents is planned at all, not even on a reduced housing/space ratio, and too much emphasis is put on the proximity of public transport which, aside from rail, is not of high enough regularity or quality in any case.
  - b. The pressure on local roads from any additional residential parking in neighbouring roads, and traffic in the local area (which is already considerable) have not properly been accounted for.
  - c. The impact on local schools opposite the proposed development site has not been addressed at all, and the schools in question both suffer along with residents from serious issues with parking, traffic and road safety.
  - d. Development height imposes on local neighbours without any mitigations by the applicant and is out of character for an area of town that is traditionally a village-community.
  - e. Proposal does not provide for a mix of housing needs, as Slough Borough Council themselves have outlined is required (all single-bedroom units in an area of town with high mix of family housing need).
  - f. The proposal does not provide the local area with sufficient quality housing, which the area does really need in the face of a wide variety of one and two bedroom developments in the town aimed primarily at the rental market.
3. Lastly, we feel the proposals clearly do not strike the right balance between addressing housing needs in the borough or local area and the impact on local residents. The applicant is proposing a development which is entirely out of character, not in fitting with the local needs for housing (namely family housing) and their proposals put too much pressure on an area already under strain.

**On the basis of the above, we therefore urge you to intervene to review this application appeal and make a recommendation that the refusal made by the Planning Committee of Slough Borough Council in September of 2018 be upheld.**

We also would ask that you recommend to the applicant that they consider the following if they are intent on making any further applications in future:

- Engage with residents through pre-application consultation, as has been the case in most applications of this size in the borough over recent years.

(2/3)



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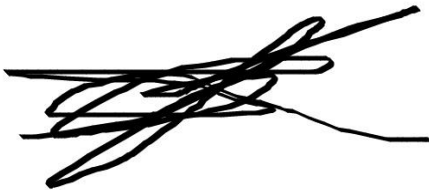
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- That they more adequately consider the impact on the local community from any proposals – through engagement they may be able to build a better case for a sympathetic development, as well as offer reasonable mitigations that help the local community make adjustments.

As previously stated, we want to support the work you are doing as a team in Government in meeting the housing needs of this country, and the Association welcomes the progress made already in building record numbers of new homes. However, it is also critical to balance that need against both local needs and impact on residents and their community – new housing development should not be unsympathetic or overly detrimental to the quality of life of local people.

I look forward to hearing from you soon, and again iterate that you are able to support our work locally here in Slough from the national perspective.

Yours sincerely,



**Lee Pettman**

Chair, Slough Conservative Association

Encl.

Letter from SBC Planning regarding Appeal of Elmshott Development Proposal 16/09/2019  
Original Objections made by myself to Slough Borough Council

(3/3)



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